

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 13, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplin, the Reverend Ernest D. Eldridge, Pastor of St. Matthias Anglican Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grades 8 and 9 students from the East Side School (Gladstone School) under the direction of their teacher, Miss Heather Coulthart.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard

THAT the Minutes of the Regular Council Meeting of December 6, 1977, with the exception of the 'In Camera' meeting, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard
SECONDED by Ald. Bellamy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Proposed Standards for
Civic Theatre Productions.

In a letter dated December 1st, 1977, the Vancouver Council of Women requested to appear before Council as a delegation to discuss standards on which stage productions in civic theatres can be judged.

MOVED by Ald. Gerard

THAT the delegation request from the Vancouver Council of Women, be granted.

- CARRIED UNANIMOUSLY

Regular Council, December 13, 1977. 2.

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Funding of Senior Care
and Activity Programs.

A letter from the Marpole-Oakridge Area Council, concerning short-fall funding of senior care and activity programs was withdrawn as Council was advised the organization wished to appear before the Community Services Committee.

3. Council Meetings - 1978

Under date of December 9, 1977, the City Clerk submitted, for Council consideration, the proposed 1978 schedule of Council Meetings. The Mayor requested a minor change be made to the Clerk's proposed schedule, whereby Council 'skip' October 24, 1978 and meet on October 31, 1978. It was, therefore,

MOVED by Ald. Rankin

THAT Regular Council Meetings for 1978 be scheduled as follows:

<u>MEETING DATES</u>		<u>SKIP COUNCIL</u>	
JANUARY	10	JANUARY	3
"	17		
"	24	"	31
FEBRUARY	7		
"	14		
"	21	FEBRUARY	28
MARCH	7		
"	14		
"	21	MARCH	28
APRIL	4		
"	11		
"	18	APRIL	25
MAY	2	MAY	9
"	16	"	23
"	30		
JUNE	13	JUNE	6
"	20		
"	27		
JULY	11	JULY	4
"	25	"	18
AUGUST	1	AUGUST	8
"	15	"	22
"	29		
SEPTEMBER	12	SEPTLMBER	5
"	26	"	19
OCTOBER	3	OCTOBER	10
"	17	"	24
"	31		
NOVEMBER	7	NOVEMBER	14
"	21		
"	28		
DLCEMBER	5		
"	12		
"	19	DECEMBER	26

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COMMUNICATIONS OR PETITIONS (Cont'd)

4. Rezoning

The Mayor submitted the following memorandum dated December 9, 1977, on Rezoning:

- " . The Council has approved various rezonings in the past three years involving large areas of the City including the West End, downtown, Kitsilano and Central Broadway, as well as many smaller areas, and many more rezoning applications will undoubtedly be coming before Council for consideration in the very near future.
- . Such rezonings often have a decided effect on the economics and characters of the areas affected and on the rights of property owners and on property values.
- . For many years there has existed a feeling of insecurity in residential areas, arising out of the prospect of Council imposing higher densities and approving "spot" zonings, which often can lead to changes in the character of neighbourhoods.
- . Such rezonings, therefore, involve serious and important decisions of the Council and accordingly I suggest that they should require more than a bare majority vote of Council for approval.
- . The Vancouver Charter presently requires eight votes for approval of financial grants and these are often of much less consequence than rezonings, and, until recently, even heritage designations required a two-third's majority.
- . The Municipal Act, governing all other municipalities in the Province, requires a two-third's majority vote on all rezonings.

I therefore RECOMMEND the following:

THAT Council request a Charter amendment to provide that any by-law involving a change of zoning shall require a majority vote of at least two-thirds of the members of Council, similar to the provisions in the Municipal Act. "

MOVED by Ald. Ford

THAT the foregoing recommendation of the Mayor, be approved.

- (Notice)

MOVED by Ald. Marzari

THAT Notice be called on the foregoing motion and the matter be considered further on January 10th, 1978.

- CARRIED UNANIMOUSLY

5. Christmas Bonus for the Handicapped

Council on December 6, 1977, directed that the Minister of Human Resources be advised of the difficulty being experienced by disabled persons in meeting everyday costs of living, and requested the Minister to grant a special Christmas bonus allowance in the amount of \$25.00 to all deserving persons in receipt of G.A.I.N. for Handicapped. Subsequently, a Telex, dated December 12, 1977, was received from the Minister, as follows:

Cont'd...

Regular Council, December 13, 1977. 4.

COMMUNICATIONS OR PETITIONS (Cont'd)

Christmas Bonus for the Handicapped (Cont'd)

"Handicapped received \$35.00 per month over and above the basic social assistance rates for 12 months of the year. This total is \$420.00 which compares with the Christmas bonus of \$15.00 single rate and \$25.00 for a family given in December only to the clients on basic income assistance. "

MOVED by Ald. Ford

THAT the Minister of Human Resources be advised that Council is disappointed in his reply and that it feels regular payments which are determined on a particular basis, are not related to this specific request for a Christmas bonus, and therefore requests the Minister reconsider his decision.

- CARRIED

(Ald. Kennedy opposed)

6. Pacific National Exhibition
& Dome Stadium Concept

In a letter dated December 13, 1977, Alderman Harcourt proposed a meeting with the P.N.E. Board of Directors on its Concept Plan, to discuss in particular -

1. the dome stadium concept,
2. upgrading the P.N.E. grounds and making them more accessible to the general public,
3. traffic and parking problems.

MOVED by Ald. Harcourt

THAT a meeting between Council and the Pacific National Exhibition Board of Directors be arranged to discuss the whole proposed P.N.E. project.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT
DECEMBER 9, 1977

Works & Utility Matters
(December 9, 1977)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: B.C. Hydro Distribution Line Right-of-Way Agreement over Air Space - Parcel 1, Block 63, D.L. 541, Air Space Parcel Plan 1
- Cl. 2: Tender - Supply of Ready-mixed Concrete

Clauses 1 and 2.

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Regular Council, December 13, 1977. 5.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(December 9, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Riley Park N.I.P. Appropriation - Improvements to Riley Alternate School
- Cl. 2: Kitsilano N.I.P. - 4th Avenue Beautification, Alma and Collingwood
- Cl. 3: Gerhard Juchum's Sculpture - The Lovers
- Cl. 4: D.P.A. - 3001-03 Point Grey Road

Clauses 1 - 3 inclusive

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3, of this report, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application
- 3001-03 Point Grey Road,
(Clause 4)

MOVED by Ald. Puil

THAT the Director of Planning be advised that Council is not in favour of granting Development Permit Application #78994 for 3001-03 Point Grey Road.

- CARRIED (Rescinded)

(Ald. Brown, Ford, Gerard, Kennedy and the Mayor opposed)

For further action on this matter see pages 8, 14 & 15

MOVED by Ald. Brown,

THAT the Director of Planning be instructed to include in his forthcoming report on the Point Grey Area, the question of problems resulting from the application of special survey plan 229.

- CARRIED UNANIMOUSLY

Finance Matters
(December 9, 1977)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: West Point Grey Branch Library - Staffing and Operating Costs
- Cl. 2: Leonardo da Vinci Cultural Centre - Cultural Grant Request
- Cl. 3: Britannia Community Services Centre - Society Agreement
- Cl. 4: Pacific Centre Garage Equipment
- Cl. 5: Ray-Cam Co-operative Centre - Request for Additional Grant to Compensate for Salary Increases
- Cl. 6: False Creek, Area 6, Phase 2 Budget

West Point Grey Branch Library -
Staffing and Operating Costs.
(Clause 1)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd.)Finance Matters (Cont'd)Leonardo da Vinci Cultural Centre
Cultural Grant Request
(Clause 2)

MOVED by Ald. Rankin

THAT a grant in the amount of \$1,000 be approved for the Leonardo da Vinci Cultural Centre for its Christmas Concert.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Ald. Brown, Ford, Gerard and Puil opposed)

Clauses 3 and 4.

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Ray-Cam Co-operative Centre -
Request for Additional Grant to
Compensate for Salary Increases
(Clause 5)

The City Manager circulated a substitute clause, which amended certain figures in the original report.

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this amended clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

False Creek, Area 6,
Phase 2 - Budget
(Clause 6)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

After consideration of the foregoing the Mayor advised that he has requested the City Manager to submit ways and means whereby non-policy routine items involving development of False Creek and Champlain Heights could be handled on an administrative basis.

Personnel Matters
(December 9, 1977)Leave of Absence with Pay -
Mrs. A.I. Derby - Clerk IV

Moved By Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Regular Council, December 13, 1977. 7.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(December 9, 1977)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Encroachment over Portion of City-owned Lot N/S 400 Block Prior Street
- Cl. 2: Sale of City-owned Lot - S/S 800 Block East Hastings Street
- Cl. 3: Request by Purchaser to Defer Payment on his Acquisition of two foot strip of City-owned Lot S/S King Edward, West of John Street
- Cl. 4: Burrard Street Widening - 2130 Burrard Street Compensation to Lessee
- Cl. 5: Sale of Land to Confratellanza Italo-Canadese Society - Thunderbird Neighbourhood

Clauses 1, 3 and 4.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in clauses 1, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Sale of City-owned Lot -
800 Block East Hastings Street
(Clause 2)

MOVED by Ald. Harcourt

THAT this clause be referred back to the Supervisor of Properties for further consideration.

- CARRIED UNANIMOUSLY

Sale of Land - Thunderbird Neighbourhood
(Clause 5)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved and the Director of Planning be asked to report on the question of resubdivision and service of the lots for sale as single family residential lots on the open market.

- CARRIED UNANIMOUSLY

B. Vancouver Museum and Planetarium
Association - Contract Renewal.

MOVED by Ald. Harcourt

THAT consideration of this report be referred to a special meeting of the Finance and Administration Committee with the Vancouver Museum and Planetarium Association, and the present Agreement between the City and the Association be extended for two months to February 28, 1978:

FURTHER THAT all members of Council be invited to this meeting.

- CARRIED UNANIMOUSLY

C. Champlain Heights - Enclave Three

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Ald. Kennedy opposed)

Regular Council, December 13, 1977. 8

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Development Permit Application -
3001-03 Point Grey Road

At this point in the proceedings the Mayor advised that Mr. Hauff, the owner of 3001-03 Point Grey Road, wished to address Council on this topic which had been dealt with earlier this day.

Mr. Hauff briefly explained his application and stated that he had obtained favourable reaction from several neighbours in the area.

MOVED by Ald. Gerard

THAT the motion by Alderman Puil passed earlier this day, be rescinded.

- LOST

(Ald. Bellamy, Gibson, Harcourt, Marzari, Puil,
and Rankin opposed)

For further action on this matter see pages 14 & 15.

D. Market Housing Development -
Langara - Unit Mix.

In considering this report Council received further information from Mr. R. B. Biely, the Project Manager for the development. The Manager also submitted an amended recommendation 'B' for Council consideration.

MOVED by Ald. Harcourt

A. THAT the requested amendment to the suite mix requirement established by Council on November 30, 1976, be not approved:

B. THAT approval be given to an amendment to the suite mix requirements whereby of the maximum total of 88 units permitted on the site:

No more than 22 units shall be 2 bedroom or
1 bedroom and a den.

No more than 11 units shall be 1 bedroom
and a den.

No more than 33 units shall be 2 bedroom
and a den, and

No less than 33 units shall be 3 bedroom.

The den, in all instances, to be so designed to
permit conversion into a functional additional
bedroom.

- CARRIED

(Ald. Puil and Rankin opposed)

E. Liquor Permit Application -
1 - 7 Alexander Street

MOVED by Ald. Bellamy

THAT the Director of Planning be advised that Council has no objection to the approval of this Development Permit Application providing the Holding Bar has a seating capacity of a maximum of 50 persons.

- CARRIED

(Ald. Gibson opposed)

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

F. Request to Resume Operating
Responsibility for Taylor Manor

In considering this clause, Council noted a memorandum from the City Manager dated December 12, 1977, in which he recommended Council agree to operate Taylor Manor as of January 1, 1978, subject to two conditions.

MOVED by Ald. Ford

THAT the City Manager's report of December 9, 1977, be received and Council agree to operate Taylor Manor as of January 1, 1978, subject to:

- a) negotiation for funding formula satisfactory to the Director of Finance, as outlined in the Medical Health Officer's report,
- b) negotiation of a satisfactory arrangement for wages and fringe benefits of staff who elect to transfer to the City,
- c) Council seeking a responsible non-profit society to operate the facility.

- CARRIED UNANIMOUSLY

G. Spur Track Crossing and Easement
Agreement - Stewart and Rogers
North of Powell.

MOVED by Ald. Marzari

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee
on Finance and Administration
December 1, 1977

Department Reviews -
Planning Department.

MOVED by Ald. Harcourt

THAT the recommendation of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee
on Community Services,
December 1, 1977

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Request for Surplus City Furniture & Equipment
Vancouver Women's Health Collective
- Cl. 2: Delegation from Kitsilano Tenants Association
2020 Vine Street
- Cl. 3: Prostitution Report
- Cl. 4: Provincial Liquor Regulations - Meeting with
General Manager
- Cl. 5: Request for Used City Vehicle - Grandview Free
Store Workshop Society

Clauses 1, and 2.

MOVED by Ald. Rankin

THAT clause 1 be received for information, and the recommendations of the Committee, as contained in clause 2, be approved.

- CARRIED UNANIMOUSLY

Prostitution Report
(Clause 3)

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED

(Alderman Kennedy was opposed to recommendation 'A')

Provincial Liquor Regulations
Meeting with General Manager
(Clause 4)

Prior to considering this clause, Alderman Rankin advised that the B.C. Hotels Association wish to have the item deferred until the Council meeting of January 17, 1978, at which time it will provide additional information.

MOVED by Ald. Rankin

THAT this clause be deferred until January 17, 1978 Council meeting, and the delegation from the B.C. Hotels Association be heard at that time.

- CARRIED UNANIMOUSLY

Request for Used City Vehicle
Grandview Free Store Workshop Society
(Clause 5)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee
on Planning and Development,
December 1, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Open Space East of Denman
- Cl. 2: The Residential Rehabilitation Assistance
Program - Status Report
- Cl. 3: Status of Rezoning Applications
- Cl. 4: London Plane Trees - Planting

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in clauses 1, 2, and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

London Plane Trees - Planting
(Clause 4)

MOVED by Ald. Harcourt

THAT this clause in the report be received for information

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy

THAT the Provincial Government be asked to reconsider the question of using London Plane Trees.

- CARRIED

(Ald. Gerard, Puil and the Mayor opposed)

IV Report of Standing Committee
on Transportation
December 1, 1977.

Request for Transit Services -
Vancouver Museum/Planetarium
and Archives Complex

MOVED by Ald. Kennedy

THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Puil opposed)

MOVED by Ald. Kennedy

THAT discussions take place with B.C. Hydro on the feasibility of a jitney-type bus operating between the hotels, bus terminals, and the Vancouver Museum/Planetarium and Archives Complex.

- CARRIED UNANIMOUSLY

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CIVIC RECOGNITION - Mrs. Marianne Linnell

At this point in the proceedings former Alderman - Mrs. Marianne Linnell - was formally granted the Freedom of the City. Mayor Volrich paid tribute to Mrs. Linnell's service to the citizens of the City and presented her with an illuminated scroll, a gold medallion and a free-parking plaque. Mrs. Linnell responded in appreciation.

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The Council recessed at 3:50 p.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at approximately 4:40 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Standing Committee
on Community Services,
December 1, 1977

Day Care
(Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

VI. Report of Special Joint Meeting of Standing
Committee on Finance and Administration and
Vancouver School Board Finance Committee,
December 7, 1977

MOVED by Ald. Brown,
THAT this report be received for information.

- CARRIED UNANIMOUSLY

In connection with this report, the Mayor advised the increase in the mill rate, taken in conjunction with the increase in assessments, would have the effect of increasing school taxes on an average City property by 19%. He had sent a telegram to Premier Bennett protesting this increase and requesting a meeting to discuss the City's position.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

VII. Report of Standing Committee
on Community Services,
December 8, 1977

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: False Creek Handicapped Residence
- Cl. 2: Lodging House at 309 Carrall Street
- Cl. 3: Request for Surplus City Furniture & Equipment
Sunrise East Learning Centre Society
- Cl. 4: Grant Request - Neighbourhood Services Association,
Mount Pleasant Neighbourhood House
- Cl. 5: Sale of Rubbing Alcohol
- Cl. 6: Teenage Discotheques
- Cl. 7: Liquor Permit Application - 352 Water Street

False Creek Handicapped
Residence (Clause 1)

In considering this Clause, Council was advised that there was a strong possibility use of the ramp would be approved if the University Non-Profit Society allowed egress from the ramp on to their property. The City Manager was requested to initiate discussions with the University Non-Profit Society and request the Society to reconsider its decision in this matter.

MOVED by Ald. Rankin,

THAT recommendations A, B and D of the Committee contained in this Clause be approved and recommendation C be amended and then approved as follows:

"THAT whenever a significant portion of a building is closed down as a result of action taken by City staff under City or Provincial regulations, the reasons for such closure be reported as soon as possible to the Community Services Committee."

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Rankin,

THAT the recommendation of the Committee contained in Clause 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

Grant Request: Neighbourhood Services
Association - Mt. Pleasant Neighbourhood
House (Clause 4)

MOVED by Ald. Rankin,

THAT recommendation A of the Committee contained in this Clause be approved.

- LOST NOT HAVING
RECEIVED THE REQUIRED
MAJORITY

(Aldermen Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin,

THAT recommendations B and C of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
December 8, 1977 (cont'd)

Sale of Rubbing Alcohol
(Clause 5)

MOVED by Ald. Rankin,

THAT recommendation A of the Committee contained in this Clause be approved and recommendation B be amended and then approved as follows:

"THAT City officials be instructed to constantly monitor the sale of rubbing alcohol in the City and report to the Community Services Committee on a quarterly basis on the sale of rubbing alcohol and similar products."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

Teenage Discotheques
(Clause 6)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Gerard and Marzari opposed)

Liquor Permit Application -
352 Water Street (Clause 7)

MOVED by Ald. Rankin,

THAT recommendation A of the Committee contained in this Clause be approved and recommendation B be amended and then approved as follows:

"THAT in any reports to the Community Services Committee dealing with licensed premises, officials be instructed to contact the Medical Health Officer and Chief Constable and report to the Committee any relevant information at hand concerning the operation of the premises."

- CARRIED UNANIMOUSLY

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Building & Planning Matters
(December 9, 1977) (cont'd)

D.P.A. 3001-03 Point Grey
Road (Clause 4) (cont'd)

The Mayor referred to Council's action earlier this day when dealing with a development permit application for 3001-03 Point Grey Road and advised several members of Council had requested the matter be reconsidered in view of the applicant's announced intention to proceed with the development of a duplex on the site under an existing valid development permit issued on February 10, 1977. Council noted the Director of Planning considered the earlier application inferior to the application refused by Council earlier this day.

MOVED by Ald. Puil,

THAT the rules governing in respect of a further consideration of this matter be suspended for this consideration.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(December 9, 1977) (cont'd)

D.P.A. 3001-03 Point Grey
Road (Clause 4) (cont'd)

MOVED by Ald. Puil,

THAT the previous decision of Council earlier this day be rescinded.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Rankin opposed)

MOVED by Ald. Puil,

THAT the Director of Planning be advised Council has no objection to the issuance of Development Permit No. 78994 relating to the construction of a two-storey duplex at 3001-03 Point Grey Road.

- CARRIED

(Alderman Rankin opposed)

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VIII. Report of Standing Committee
on Planning and Development,
December 8, 1977

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Kitsilano N.I.P. Sale of Properties -
1900 Block West 2nd Avenue
- Cl. 2: Airport Planning Process
- Cl. 3: Harbour Park - Market Consultant's Report

Clauses 1 and 2

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Harbour Park - Market
Consultant's Report (Clause 3)

In considering this whole matter, the Mayor expressed the view that Council should determine the proposal in recommendation C before proceeding further. Recommendation C reads:

"C. THAT the following assumption be approved:

'To recoup the City's original capital cost of the property should not be a major factor in planning for the site.'"

MOVED by Ald. Rankin,

THAT the City accept the proposition that the approximately \$4.5 million intended to be recovered from the site is not now recoverable and therefore this sum be permanently allocated to the site from revenue reserve.

- CARRIED

(Aldermen Bellamy, Ford, Gerard, Harcourt and the Mayor opposed)

It was noted there was a Notice of Motion before Council requesting that a plebiscite be held in November, 1978, to seek voters' views on the types of usage for the site.

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Harbour Park - Market Consultant's
Report (Clause 3) (cont'd)

In answer to the Mayor's enquiry, Alderman Harcourt and Alderman Ford expressed agreement in having their Notice of Motion considered now on a motion basis, however, before debate followed, Notice was called by Alderman Marzari and it was decided to consider each item separately as contained in the report, and therefore recorded as follows:

MOVED by Ald. Harcourt,

THAT recommendation A of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT recommendation B of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Gerard and the Mayor opposed)

(For Recommendation C, see page 15.)

MOVED by Ald. Harcourt,

THAT recommendation D of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT recommendation E of the Committee contained in this Clause be amended and then approved as follows:

"THAT the Chilco loop be eliminated and replaced by a non-terminal turn around utilizing the existing overpass in Stanley Park and Alberni Street be utilized as access to the causeway; further that the City Engineer, in co-operation with the Park Board, be directed to negotiate with the Department of Highways towards having these works done at the Provincial Government's expense as part of the causeway rebuilding."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

MOVED by Ald. Harcourt,

THAT recommendation F of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT recommendation G of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Gerard opposed)

MOVED by Ald. Harcourt,

THAT recommendation H of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Bellamy, Gerard and the Mayor opposed)

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Harbour Park - Market Consultant's
Report (Clause 3) (cont'd)

MOVED by Ald. Harcourt,
THAT recommendation I of the Committee contained in this
Clause be approved.

- CARRIED

(Aldermen Bellamy, Gerard and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT recommendation J of the Committee contained in this
Clause be approved.

- CARRIED

(Aldermen Bellamy, Gerard and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT recommendation K of the Committee contained in this
Clause be approved.

- CARRIED

(Aldermen Bellamy, Gerard and the Mayor opposed)

- - - - -

G.V.R.D. Matters

The Council indicated to the Vancouver Directors on the
Greater Vancouver Regional District that they would support
the reappointment of Mayor J.M. Campbell, City of Port
Coquitlam, as Chairman of the G.V.R.D. Board of Directors.

It was agreed that Alderman Harcourt request the G.V.R.D.
to invite the Minister of Municipal Affairs to appoint a staff
member to take part in G.V.R.D. discussions on Liveable Region
strategy.

- - - - -

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

Regular Council, December 13, 1977 18

BY-LAWS

1. BY-LAW TO AMEND CERTAIN ZONING BY-LAWS
AND BY-LAW NO. 3575, BEING THE ZONING
AND DEVELOPMENT BY-LAW (2615 Ash Street
and 636 West 10th Avenue)

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND THE MINIMUM AND
MAXIMUM FINE PROVISIONS OF
VARIOUS BY-LAWS (Pound, Fines and
Penalties, Discharge of Firearms)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (N/S East 31st Avenue
approximately 135' east of Fraser)

MOVED by Ald. Ford,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Harcourt was excused from voting on this By-law)

Regular Council, December 13, 1977 19

BY-LAWS (cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (176 East 14th Avenue)

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Marzari was excused from voting on this By-law)

5. BY-LAW TO AMEND BY-LAW NO. 4299,
BEING THE VEHICLES FOR HIRE
BY-LAW

MOVED by Ald. Kennedy,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Puil opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Puil opposed)

MOTIONS

- A. Sidewalk - Chestnut Street, West Side,
from Cornwall Avenue to a point approx-
imately 50.26 feet north of Greer Avenue

MOVED by Ald. Gerard,
SECONDED by Ald. Kennedy,
THAT WHEREAS the Council of the City of Vancouver is desirous of constructing a Portland cement concrete sidewalk, five feet in width, on the west side of Chestnut Street from Cornwall Avenue to a point approximately 50.26 feet north of Greer Avenue;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the said sidewalk be constructed on the west side of the said portion of Chestnut Street;

AND WHEREAS the Council deems that the said sidewalk will specially benefit the real property fronting or abutting on the said portion of Chestnut Street;

cont'd....

Regular Council, December 13, 1977 20

MOTIONS (cont'd)

Sidewalk - Chestnut Street, West Side, from
Cornwall Avenue to a point approximately
50.26 feet north of Greer Avenue (cont'd)

AND WHEREAS the Council may by authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the construction of the said sidewalk and assess the cost thereof against the real property so deemed to be specially benefited as a local improvement;

THEREFORE BE IT RESOLVED THAT a Portland cement concrete sidewalk, five feet in width, together with all other necessary and incidental work in connection therewith, be constructed on the west side of Chestnut Street from Cornwall Avenue to a point approximately 50.26 feet north of Greer Avenue;

FURTHER BE IT RESOLVED THAT the cost of the construction of the said sidewalk and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject however to the limitation prescribed in the Vancouver Charter aforesaid;

AND FURTHER BE IT RESOLVED THAT the proportion of the cost of the construction of the said sidewalk and all other necessary and incidental work in connection therewith to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter aforesaid, be assumed by the City and be paid out of the general revenue of the City or out of the capital funds raised by the issue of debentures upon the general revenue of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

1. Leave of Absence -
Alderman Rankin

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,

THAT Alderman Rankin be granted leave of absence for the month of January, 1978.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Bellamy -
Kingsway Rezoning Freeze
Motel Project

enquired as to current status of a motel project which had been stalled because of the current freeze on rezoning on portions of Kingsway. The developer had advised him that the whole project was under reconsideration by the Planning Department for further report to Council.

MOVED by Ald. Bellamy,

THAT the original motel development project for 3090 Kingsway be permitted to proceed.

The Mayor suggested that it was not advisable to introduce a motion at this time but suggested the Alderman, if he wished, could bring the matter before Council by way of Notice. The Mayor agreed to meet with Alderman Bellamy to discuss the matter further.

Regular Council, December 13, 1977 21

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Ford -
Christmas Bonus for
Disabled Persons

advised that subsequent to her report to Council on this matter earlier this day, the Minister of Human Resources contacted her by telephone and indicated he would be prepared to recommend to the Treasury Board that the Government grant a Christmas bonus to the handicapped subject to Council agreeing to paying one-half of the cost of the bonus from the Provincial Government's \$6 million welfare grant to the City.

MOVED by Ald. Ford,

THAT the City accept the Minister's proposal and agree to contribute one-half of the cost of the bonus as proposed by the Minister.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and the Mayor opposed)

The Mayor advised he would inform the Minister of Council's concern in this matter and ask his reconsideration.

Alderman Marzari -
Sale of Alcoholic Product
(Wonder Wine) in Supermarkets

referred to a memo from Mr. Al Clapp drawing attention to the sale in local supermarkets of an alcoholic product under the brand name of Wonder Wine.

MOVED by Ald. Marzari,

THAT the Premier and Minister of Consumer Affairs be informed of Council's concern that an alcoholic beverage is on sale in City supermarkets, and request the Provincial Government to take appropriate action to ban the sale of such products in retail stores.

(Notice)

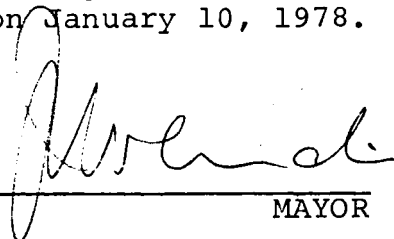
(Notice was called and recognized by the Chair)

- - - - -

The Council adjourned at approximately 6:00 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of December 13, 1977, adopted on January 10, 1978.


MAYOR


CITY CLERK

Manager's Report, December 9, 1977 (WORKS A-1: 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. B.C. Hydro Distribution Line Right-of-Way Agreement Over Air Space - Parcel 1, Block 63, D.L. 541, Air Space Parcel Plan 1

The City Engineer reports as follows:

"Famous Players Limited is the registered owner of an air space parcel over the lane west of Seymour St. between Robson and Smithe Streets. A passageway constructed across the lane by Famous Players required that the B.C. Hydro powerline be placed underground beneath the air space parcel and that certain attachments be fixed to the passageway to support Hydro's pole lines on each side.

Famous Players and B.C. Hydro have entered into a Right-of-Way Agreement which gives B.C. Hydro the right to install and maintain these attachments in the air space parcel.

The City holds a Right of First Refusal on this Air Space Parcel and is being asked to consent to the registration of the Right-of-Way Agreement in priority to the Right of First Refusal.

The City Engineer sees no objections to the City consenting that the Right-of-Way Agreement have priority over the Right of First Refusal.

Accordingly, the City Engineer recommends that the Director of Legal Services be authorized to arrange for execution of the Right-of-Way Agreement."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * *

2. Tender No. 58-77-6 - Supply of Ready-mixed Concrete

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on September 19, 1977 and referred to the City Engineer and Purchasing Agent for report.

The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are available in the Annual Revenue and Capital Budgets.

The 7% Provincial S.S. Tax is in addition to all prices shown in this report and in the tabulation.

The tenders provide for the supply of ready-mixed concrete as follows:-

- (a) pick-up by City trucks from the suppliers' depot(s) (estimated 60%), and
- (b) delivery by the supplier to job-sites (estimated 40%).

Provision is also made for the award of the picked-up portion of concrete to more than one supplier, so that the City may take advantage of the lowest on-site price, after both material and hauling costs have been considered.

Ocean Construction Supplies Ltd. submitted the low bid for the picked-up portion of ready-mixed concrete.

We feel that, as in the past, it would be advantageous to have a contract with more than one supplier, and are recommending that an unspecified amount of picked-up ready-mix be awarded to La Farge Concrete Ltd. to provide for:-

- a) occasional small loads to work sites in the immediate vicinity of their plant.
- b) an alternative source in the event of an Ocean Construction Plant shutdown for repairs.

cont'd....

Manager's Report, December 9, 1977 (WORKS A-1: 2)

Clause No. 2 continued

The other two bidders were not considered because -

- a) Kask Bros. plant is located in Burnaby,
- b) Econo Mix Ltd. do not have facilities at their plant to enable fully prepared ready-mix to be dumped directly into City trucks. It would first have to be dumped into a mixer truck and then transferred to City vehicles.

The City Engineer and Purchasing Agent recommend acceptance of the bids for the supply of Ready-Mixed Concrete, as and when required, for a 12 month period, as follows:-

A. Ready-Mixed Concrete Picked Up By City Trucks From The Suppliers' Depot(s).

- Ocean Construction Supplies Ltd.
- LaFarge Concrete Ltd.

An unspecified portion of ready-mixed concrete from each supplier, at a total estimated cost of \$325,000.

B. Ready-Mixed Concrete Delivered by the Supplier to Job-Sites.

- Ocean Construction Supplies Ltd. - low bid for Type 1528 Ready-Mixed Concrete, at a total estimated cost of \$50,550.00.
- Kask Bros. Ready-Mix Ltd. - low bid for Type 3028 Ready-Mixed Concrete, at a total estimated cost of \$271,950.00."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 134

BUILDING & PLANNING MATTERS

RECOMMENDATIONS:

1. Riley Park N.I.P. Appropriation
of Funds: Improvements to Riley Alternate School

The Director of Planning reports as follows:

"On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of \$75,750.00 to facilitate better local use of schools in the area. A portion of this allocation was earmarked for improvements to the Riley Alternate School. The purpose of this report is to recommend the appropriation of funds for this project.

The Riley Alternate School, operated through Sir Charles Tupper Secondary School, is designed to provide special education and counselling to young people who have been unable to function in the regular school environment, have special social problems or have been in trouble with various authorities. When this project was first identified by local residents and investigated with the Alternate School's staff and students, a number of needs were itemized. Since that time, many of these needs (especially for special educational equipment) have been satisfied through a new budget by the Vancouver School Board. Remaining is a need to enhance the School's environment to facilitate the special counselling function which is of particular importance to the N.I.P. Committee and the neighbourhood.

The Riley Alternate School is housed in one large, open room in the basement of a local church. The N.I.P. project will provide sound screens, carpeting, and bulletin boards so that this space can be subdivided whereby class functions and one-to-one counselling functions can occur at the same time in a quiet setting.

Because the Alternate School needs to have flexibility to change its location over time, all N.I.P. improvements will be portable and not permanently fixed to the church property. Therefore, no special arrangements with the church are required. All items provided through N.I.P. will be kept in the neighbourhood for use by other local public facilities should the Alternate School be discontinued within the next eight years.

The items to be purchased are listed in Appendix I as agreed to by the Alternate School staff and students, the Vancouver School Board and the Riley Park Citizens' N.I.P. Planning Committee. The total cost is \$5,700.00.

The Central Mortgage and Housing Corporation has been advised of this proposed expenditure and concurs with the recommendation for funding of this project.

The Director of Planning recommends that Council approve an expenditure of \$5,700.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account 898/9412 for the purchase of furnishings for the Riley Alternate School, costs to be shared as follows:

C.M.H.C.	\$2,850.00	
Province of B.C.	\$1,425.00	
City of Vancouver	\$1,425.00	"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Kitsilano N.I.P. - 4th Avenue Beautification,
Alma and Collingwood

The Director of Planning and the City Engineer report as follows:

"On July 27, 1977 the Kitsilano Citizens Planning Committee received a request for NIP funding for beautification of the two block section of 4th Avenue between Alma and Collingwood. A representative of the newly formed merchants association for that commercial area explained to the Committee that the association was very much interested in upgrading the area to make it a more pleasant place to shop. He noted that many of the merchants had initiated beautification by hanging flower pots from the fronts of

Manager's Report, December 9, 1977 (BUILDING: A-4 - 2)

Clause 2 Cont'd

the stores. He noted that trees and litter bins had been installed on 4th Avenue between Burrard and Balsam (these had been funded by NIP). The merchants association was asking that similar treatment be provided for their area.

The Committee agreed that trees and litter bins should be installed in this area and recommended that NIP funds be allocated for this purpose.

The Engineering Department and the Park Board estimate that the supply and installation of 40 trees (of the type planted on 4th Avenue - Burrard to Balsam) is \$8,000. This will include cutting holes in the sidewalk and planting small bushes at the base of the trees. At the discretion of Engineering, fewer trees than 40 may be planted if warranted by local conditions.

The estimated cost to supply and install 8 litter bins (concrete type installed on 4th Avenue - Burrard to Balsam) is \$1,500. Locations for the bins have been selected by Engineering; maintenance of the litter bins will require an increase in the Engineering Department Operating Budget of \$1,200.

As this project is meant to be a beautification scheme, it should be funded out of the Recreation Facilities (Parks and Open Space) portion of the Kitsilano NIP budget. However, there is no money left in this category. There is some money remaining in the Housing category in the form of rentals received from the houses on the NIP Housing sites and it is therefore proposed that the funds for this project come from that account. (810/671)

CMHC has approved of this project and the funding arrangement.

It is therefore recommended:

That City Council approve the expenditure of up to \$9,500 (Nine Thousand Five Hundred Dollars) from the Kitsilano Neighbourhood Improvement Program Budget for the purposes of installing trees and litter bins on the sidewalk on 4th Avenue between Alma and Collingwood. This would be cost shared as follows:

Federal	\$4,750
Provincial	\$2,375
City	\$2,375."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and the City Engineer be approved.

3. Gerhard Juchum's Sculpture - The Lovers

The Director of Permits and Licenses reports as follows:

"In a letter to Mayor Volrich dated September 26, 1977, the Sculptor's Society of B. C. requested City Council to provide a new base for the late Mr. Gerhard Juchum's sculpture, The Lovers, which presently stands on the grounds of City Hall. The present base is leaning sideways and cracking.

We have met with Mr. Elek Imredy of the Society, and received suggested guidelines for the base. The base is proposed to be of concrete about 10 inches high, extending about 9 inches beyond the statue, and about 18 inches into the ground to provide proper footing. To remove the statue from its present mounting, and re-install it on a new concrete base is estimated to cost \$700. We concur that the base is not satisfactory and should be replaced in the near future.

The Comptroller of Budgets advises that if Council approves the recommendations of this report, funds will be provided in the 1978 Departmental Operating Budget.

It is recommended that Council approve funds in the amount of \$700 to improve the base for Mr. Juchum's sculpture, The Lovers."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

Manager's Report, December 9, 1977 (BUILDING: A-4 - 3)

CONSIDERATION:

4. 3001-03 Point Grey Road
Development Permit No. 78994

The Director of Planning reports as follows:

"Development Permit Application No. 78994 has been filed by Mr. Alan Hart, to construct a two storey, plus cellar, side by side duplex in this RS-2 District.

Resolution of City Council, dated May 24, 1977 stated that all Development Permit Applications in the designated priority areas of the north side of Point Grey Road are to be brought to the attention of Council.

The drawings submitted with the application indicate that the proposed development will maintain a 24'0 front yard and that the north face of the proposed building will be approximately 4'0" south of the established building line on the north side of Point Grey Road. Vehicular access will be provided from the fronting street.

The following alternatives are suggested for Council's consideration:

1. Refusal of the application as it is inconsistent to Council's resolution of July 26, 1977, which reaffirms Council's policy of total acquisition of properties on the north side of Point Grey Road and states "that the Director of Planning be instructed to report on specific proposals aimed at maintaining Point Grey Road property values at a level that would enable the City to carry out its long range acquisition policy."
2. Approval of the application as there is an existing valid development permit (issued February 10, 1977) on this site for a duplex, which the applicant could legally construct, and it is considered that the new proposal is a better form of development having regard to design and height.

Comments submitted by the Urban Design Group state that "while either scheme is acceptable, from a design point of view the latter scheme (#78994) is preferable. Its lower height, more subdued style, and more interesting use of materials and detailing allow it to fit more unobtrusively into the area."

The maximum height of the new proposal is 13'0", while the maximum height of the approved development is 26'0" (mean height of 23'6").

A duplex is a conditional use in the RS-2 District Schedule, but could be approved in accordance with Council's Resolution of December 7, 1976, which adopted the following policies to guide property acquisition and private development on the north side of Point Grey Road:

"Policy No. 9: The existing RS-2 and RT-2 District Schedules (with the exceptions noted in the following two policies) should be used to regulate development on the north side of Point Grey Road.

Policy No. 10: Purpose designed apartments and townhouses not to be permitted on the north side of Point Grey Road.

Policy No. 11: No sideyard relaxations be granted for new developments."

The following conditions would also have to be met prior to the issuance of the Development Permit, if approved:

1. (a) Affidavits are to be submitted for the bar sinks in the cellar.
- (b) The applicant first can and does obtain approval from the Board of Variance for relaxation of the width of access across the front boundary of the site.

Manager's Report, December 9, 1977 (BUILDING: A-4 - 4)

Clause 4 Cont'd

- (c) All vehicular crossings are to be first approved to the satisfaction of the City Engineer.
- (d) Revised drawings are to be submitted or the submitted drawings revised, to the satisfaction of the Director of Planning, clearly indicating:
 - (i) the materials and detailing of the exterior finishes.
 - (ii) adequate finish grades and floor elevations clearly indicating that the height of the building does not exceed 2 storeys plus a cellar.
 - (iii) deletion of the bedrooms in the cellar.
 - (iv) manoeuvring aisles for the parking area to be a minimum of 22'0" in width.
 - (v) details of all proposed landscaping, including the number, location, type and size of all planting materials.
 - (vi) the fence in the rear and side yards not exceeding a height of 6'0".
- 2. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy and thereafter permanently maintained.
- 3. The building is to be maintained and occupied as a two family dwelling only.

Twelve neighbouring property owners were notified of this application. Six replies were received. One reply stated no objection to the proposal. Five replies stated objections, most of which were not specifically directed towards the proposed development but rather to any construction on the north side of Point Grey Road as it would be "inconsistent to Council's Policy" with respect to acquisition of property on the north side of Point Grey Road.

This Development Permit Application is being referred to Council for consideration in accordance with Council's Resolution of May 24, 1977 and for Council's guidance to the Director of Planning prior to his decision."

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 736, 756
744-745

FINANCE MATTERS

RECOMMENDATION

1. West Point Grey Branch Library -
Staffing and Operating Costs

The Director of the Vancouver Public Library reports as follows:

"On January 13, 1977 the Standing Committee on Finance and Administration considered a brief by the West Point Grey Community Association and the Vancouver Public Library Board requesting funds for a Branch Library to be established in West Point Grey at 10th Avenue and Sasamat Street by way of a long-term lease.

On April 19, 1977 Council approved the 1977 Supplementary Capital Budget wherein the sum of \$152,000.00 was included for the West Point Grey Library. This amount was budgeted for equipment, books and staff costs for book preparation.

On September 13, 1977 Council approved a Managers Report from Supervisor of Properties to enter into a 15 year lease for a Branch Library at the above location, effective January 1, 1978.

The September 13, 1977 report also stated:

"That the Library Board report to Council on staffing and other operating budget requirements for approval in advance of the 1978 Revenue Budget."

The following is that report:

STAFF REQUIREMENTS

A. 1- LIBRARIAN III - BRANCH HEAD -

The incumbent of this position will

- Plan and supervise library service to the community from the branch, in line with library policy for the area, and the analysis of community needs.
- Participates, through meetings of Branch Heads etc., in policy discussions and problem solving for the Branches and for the Library.
- Participates in the selection, training and professional development of Librarians.

B. 1 - LIBRARIAN I - Plus 21 hrs. regular part-time per week in this classification.

The incumbent of this position will

- Assist the Branch Head in his/her duties.
- Provide information and reader's advisory service to adults and children.
- Participates in providing services to groups in the community through consultation, talks, preparing book displays and book lists, or other appropriate means.
- Organizes school visits, children's programs, and related services according to the needs of the community.

C. 1 - LIBRARY ASSISTANT IV - clerical work of moderate difficulty.

The incumbent of this position will

- Train and supervise several subordinates and performs specialized clerical tasks.

Cont'd...

MANAGER'S REPORT, DECEMBER 9, 1977 (FINANCE: A7-2)

Clause #1 Continued:

- D. 2 - LIBRARY ASSISTANT II - Plus 12 hrs. regular part-time per week
in this classification.

The incumbents of these positions will

- Perform routine clerical and typing work such as typing cards and notices, charging and discharging books and answering routine enquiries from the public.

- E. 2 - LIBRARY ASSISTANT I - Plus 5 hrs. regular part-time per week
casual time.

The incumbents of these positions will

- Perform simple clerical work such as sorting and shelving books, fitting and laminating jackets, simple book mending, and sorting of cards.

- F. 1 - BUILDING MAINTENANCE WORKER I

The incumbent of this position will

- Perform a variety of minor maintenance tasks such as: painting, repairing simple plumbing disorders, repairing switches, locks, door closers, windows, etc.
- Perform a variety of cleaning duties such as: sweeping, mopping, waxing and polishing floors, hallways and stairs.

This employee will spend 50% of the time at West Point Grey and 50% at South Granville Branch. South Granville cleaning is presently being done under a private contract at \$3120. per annum. This agreement will be cancelled, as it is unsatisfactory in that minor maintenance duties (as described above) are not performed by the contractor, and Central Maintenance Personnel have to be dispatched when problems occur. (South Granville is the only Branch that has a cleaning contractor.)

West Point Grey will serve a relatively small population group of about 12,000 people and cannot reasonably be compared to Dunbar Branch, for example, which serves an area containing 25,000 to 30,000 people.

STAFFING SUMMARY

<u>Incumbent</u>	<u>Classification</u>	<u>Effective Date</u>
One New Position	Librarian III Pay Grade 26 (\$1833.-\$1924.)*	Jan. 3, 1978
One New Position Plus 21 hrs. per wk.	Librarian I Pay Grade 21 (\$1280.-\$1531.)*	Jan. 3, 1978
One New Position	Library Asst. IV Pay Grade 16 (\$955.-\$1142.)	Jan. 3, 1978
Two New Positions Plus 12 hrs. per wk.	Library Asst. II Pay Grade 9 (\$762.-\$860.)	Jan. 3, 1978
Two New Positions Plus 5 hrs. per wk.	Library Asst. I Pay Grade 4 (\$669.-\$742.)	Jan. 3, 1978
One New Position	Bldg. Maint. Serv. Wk. I Pay Grade 15 (\$926.-\$1092.)	Jan. 3, 1978

* includes 7% for 37½ hr. week.

Cont'd...

MANAGER'S REPORT, DECEMBER 9, 1977 (FINANCE: A7-3)

Clause #1 Continued:

A summary of Annual Staff and Operating Costs & Revenues follows:
 (Staff costs are calculated at first-step).

VANCOUVER PUBLIC LIBRARY

WEST POINT GREY BRANCH

BUDGET REQUIREMENT 1978

<u>STAFF</u>	<u>1977 Rates</u>	
1 - Librarian III	\$ 19,212.	
1 - Librarian I	15,372.	
1 - Library Assistant IV	11,460.	
2 - Library Assistant II	18,288.	
2 - Library Assistant I	16,056.	
Part-Time -		
Librarian I - 21 hrs. per wk.	8,616.	
L.A. II - 12 hrs. per wk.	3,132.	
L.A. I - 5 hrs. per wk.	<u>1,146.</u>	\$ 93,282.
Building Maintenance Worker I		<u>11,112.</u>
		\$ 104,394.
Fringe Benefits @13.5% on permanent positions	12,352.	
8.0% on part-time	<u>1,033.</u>	<u>13,385.</u>
Total Staff Costs (1977 Rates)		\$ 117,779.
<u>GENERAL OPERATING EXPENSE</u>		
Books & Periodicals	\$ 26,500.	
Microfilm	400.	
Stationery & Printing	650.	
Photocopier Expense	4,000.	
Postage	250.	
Telephone	550.	
Rental & Proportionate share of taxes	49,500.	
Light & Power	700.	
Building Maintenance	900.	
Janitor Supplies	650.	
Janitor Costs (Service Contract South Granville)	(3,120.)	
Equipment Service Agreements	400.	
Mileage Allowances	200.	
Miscellaneous	<u>300.</u>	<u>\$ 81,880.</u>
Total Operating Costs		\$ 199,659.
<u>REVENUE</u>		
Photocopier	\$ 5,500.	
Fines	<u>5,500.</u>	<u>11,000.</u>
TOTAL ESTIMATE NET COST 1978		\$ 188,659.

Cont'd...

Clause #1 Continued:

The Director of the Vancouver Public Library advises that the above staff and operating costs are in line with other similar branch libraries, and that the total budget is the minimum required at this time to operate at a level compatible with other branches in the Vancouver Public Library system.

Staffing is based on a 5 day operation.

The Vancouver Public Library Board, therefore, recommends

- a) That seven full time permanent positions be approved as detailed.
- b) That temporary help be approved as detailed.
- c) That other general operating expenses be approved as detailed.
- d) That funding to the maximum of \$188,659.00 be approved for the 1978 fiscal year, in advance of the 1978 operating budget.

The City Manager RECOMMENDS that the foregoing recommendations of the Vancouver Public Library Board be approved.

CONSIDERATION

2. Leonardo da Vinci Cultural Centre -
Cultural Grant Request

The Director of Social Planning reports as follows:

"The Leonardo da Vinci Cultural Centre is requesting a grant in the amount of \$1,000 to help defray costs of a special Christmas concert entitled 'Christmas With Our Children.'

This Cultural Centre is newly built and has demonstrated strong community support and participation, with 90% of the cost of labour and a great deal of materials in the amount of \$750,000 having been freely donated. The Centre is valued at \$2.5 million. The Province has contributed \$333,333. The Italian Community has borrowed \$1,150,000 with \$100,000 in cash having been raised to date toward this debt. The 1978 operating budget for the cultural section of the Centre is to be paid by the following sources: The Italian Government, whose Consular Committee contributes to a portion of the rent; fees from students; The Federal Government through two Canada Works Projects; and ticket sales for cultural events.

The 'Christmas With Our Children' concert has a total cost of \$2,600. Much of the musical entertainment and all of the refreshments and supplies are being donated by the Italian Community itself. \$1,000 is being requested from the City to pay the musicians. The Centre is approaching Italian business people for the balance of \$1,600.00.

The concert will be free and marks the opening of a series of cultural events planned on a ticketed basis.

The Director of Social Planning recommends that:

A grant in the amount of \$1,000 be approved for the Leonardo da Vinci Cultural Centre for their Christmas concert 'Christmas With Our Children.'

The Comptroller of Budgets and Research advises that, if this request is approved, the source of funding will be Contingency Reserve.

The City Manager submits the foregoing report of the Director of Social Planning for Council's CONSIDERATION.

cont'd.....

RECOMMENDATION3. Britannia Community Services Centre
Society Agreement

The City Manager reports as follows:

The existing agreement between the Britannia Community Services Centre Society and Vancouver School Board for the operation of the Britannia Community Services Centre expires December 31, 1977. Since earlier this year, in accordance with Council's instruction, City staff, Ald. Marzari, the Britannia Board of Management and Britannia staff and Vancouver School Board staff have been discussing possible revisions to the agreement, and while these discussions are progressing, they will not be completed by the end of the year.

Since provision for automatic extension is not included in the agreement, it is necessary that it be extended. I therefore RECOMMEND that the agreement be extended on a month-to-month basis on the same terms and conditions as the existing agreement.

4. Pacific Centre Garage Equipment

The City Engineer reports as follows:

"The Pacific Centre parking garage operation is controlled by the City. The first phase of the garage, containing 840 parking spaces, opened in 1971 and now some of the original parking control equipment needs replacement. The purpose of this report is to recommend that four cash registers in the garage be replaced.

Presently, there are six cash registers in the parking facility. In Block 52, there are four registers which are six years old and have been operating an average of ten to twelve hours daily. These registers have been maintained under a maintenance contract, but now parts of the registers can no longer be repaired. We have determined it is more economical to replace these registers. The remaining two cash registers were purchased two and a half years ago and are operating satisfactorily.

The cost of parking control equipment replacement is an operating cost and therefore funds should be obtained from garage revenues.

The City Engineer recommends that four new cash registers be purchased for the Pacific Centre garage at an estimated cost of \$10 000. It is recommended that the cost of these new cash registers be charged against the 1978 garage operating cost.

The Director of Finance concurs with the source of funds."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

cont'd.....

MANAGER'S REPORT, DECEMBER 13, 1977 (FINANCE: A7-6)

RECOMMENDATION

5. Ray-Cam Co-operative Centre, Request for Additional Grant to Compensate for Salary Increases

The Director of Finance reports as follows:

"The Ray-Cam Co-operative Centre is requesting an additional civic grant of \$7,564 for the period February 1, 1977 to January 31, 1978 to fund the cost of salary increases relating to salary adjustments for incremental increases, reclassifications, and Union negotiated increases during that period. Their grant request and financial statement is enclosed as Appendix "A".

City Council, on June 25, 1974 agreed that the City would be responsible for the funding of the management and operation of the Community Services Centre together with 30% of all Janitorial, maintenance, and utility costs, with the Federal/Provincial Partnership being responsible for the other 70% of these latter expenses. City Council, at that time, also agreed to the following:

- a) That the Centre's Board of Management use the same pay and job classification system as the City in respect of its employees, and be required to adhere to the City's personnel regulations;
- b) That Wages and benefits paid to the employees engaged by the board of Management first be approved in writing by the City;
- c) That classification of all positions be to the satisfaction of the Director of Personnel Services;
- d) That the Director of Personnel Services be authorized to assist the Board of Management in negotiating a collective agreement with the V.M.R.E.U.

City Council, on April 19, 1977, approved a grant of \$74,555 as the City's share of the Centre's operating costs for the period February 1, 1977 to January 31, 1978, which included the salaries for the following positions:

(One Full Time Equivalent)	Director
(One Full Time Equivalent)	Activities Co-ordinator
(One Full Time Equivalent)	Bookkeeper/Office Manager
(One and one-half Full Time Equivalent)	Building Maintenance Worker

The following are the additional impacts of the salary costs for these positions during the present grant period:

1) The V.M.R.E.U. and the Ray-Cam Board of Management agreed to an effective increase of 5.9% which incurred an additional cost to the Centre of	\$ 2,581
2) Incremental salary increases	336
3) Classification increases as recommended by the Director of Personnel Services	<u>3,070</u>
Total	\$ <u>5,987</u>

The City Manager RECOMMENDS that an additional grant in the amount of \$5,987 be approved, the source of funds to be Contingency Reserve.

MANAGER'S REPORT, DECEMBER 9, 1977 (FINANCE: A7-7)

RECOMMENDATION

6. False Creek, Area 6, Phase 2 Budget

The Development Consultant reports as follows:

Purpose

The purpose of this report is to request approval of capital expenditure in advance of approval of the Capital Budget for Phase 2.

Background

City Council on November 23, 1976 approved the budget of \$6,817,000 for Front End Expenses for Phase 2 (including some utility work for expenditure in connection with Area 10 B and Granville Island), subject to normal detailed Council approvals in due course.

City Council on July 12, 1977 approved the following resolutions:

"The City Engineer be requested to commence detailed design of municipal services following Council approval of his detailed capital budget".

"The City Engineer be requested to commence legal survey of the development parcels and streets for the purpose of depositing a subdivision plan with Land Registry, such survey work to proceed expeditiously in order that the Law Department can start to prepare the leases."

"The Park Board be requested to commence detailed design of the public open space following the guidelines described herein and in the Team's report and within the budget of \$600,000.00 inclusive of all fees and expenses and inflation".

Subsequently, the Design Team, under direction of the False Creek Development Group, have worked with the City Engineering Department and Park Board staff, to collectively work with the Granville Island Project Team and others to refine some details in order for the detail design of the municipal services, the legal survey and the detail design of the park to be brought to a conclusion. It should be noted that the Park Board have hired the services of a Landscape Architect to design the public open space.

Following Council's endorsement on December 6, 1977 of recommendations to appoint Sponsors and to adopt a Development Procedure for the implementation of the first five parcels in Phase 2, the Development Consultant chaired a meeting of appropriate City staff, Park Board staff and Executive Architect to discuss a procedure for implementation. The schedule agreed to at that meeting calls for a submission to Council for approval of the Capital Budget and for construction of the municipal services and the public open space after the end of January, 1978 with the intention of starting construction of the first housing, subject to satisfactory approvals of the City and senior governments, in May/June, 1978. This means that leases would have to be signed prior to this date, noting that preparation of the leases will take place concurrently with the Development Permit process. To achieve this requires that each parcel be identified at the beginning of February, 1978.

The City Engineering Department would like the access road to be built up to 12" below grade prior to construction of the housing. Consequently, retaining walls must be constructed along the rail right-of-way as soon as possible.

cont'd.....

MANAGER'S REPORT, DECEMBER 9, 1977 (FINANCE: A7-8)

Clause #6 continued:

Recommendations

In order to keep within the agreed schedule, it is recommended that:

- a) the City Engineer be requested to commence design and construction of the retaining walls along the rail right-of-way to a maximum expenditure of \$20,000.
- b) the City Engineer be requested to complete the work on the legal survey within the Department, or alternatively to hire an outside firm of Surveyors to a maximum expenditure on fees of \$20,000.
- c) the Park Board be requested to instruct the firm of Landscape Architects to complete the design of the public open space to a maximum expenditure on fees of \$10,000.

The Comptroller of Budgets and Research advises that, if approved, the expenditures of a maximum of \$50,000 will be a part of the False Creek Capital Budget and the source of funds will be the \$4,000,000. CMHC loan.

The City Manager RECOMMENDS that the foregoing recommendations of the Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 7354136

Manager's Report, December 9, 1977 (A-8: 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Request for Leave of Absence With Pay
Mrs. A.I. Derby - Clerk IV Local
Improvements

The Director of Finance reports as follows:

"His Excellency the Governor-General In Council, on the recommendation of the Minister of National Health and Welfare, has re-appointed Mrs. A. I. Derby as a member of the Canada Pension Plan Advisory Committee. Such appointment to be effective from October 12, 1977 and to terminate December 31, 1978.

Based on past experience, Mrs. Derby will likely be asked to attend two Cabinet meetings and two Committee meetings, during the period covered by this appointment, in Ottawa, Ontario, requiring her absence from duty for two days, including travelling time, in each case.

The Director of Personnel Services advises there are no provisions in the Personnel Regulations to cover the leave of absence requested.

The request of Mrs. A. I. Derby for leave of absence with pay to attend Cabinet and Committee meetings of the Canada Pension Plan Advisory Committee as required from October 12, 1977 to December 31, 1978 is submitted to Council for approval.

Council has granted Mrs. Derby leave of absence with pay previously, to enable her attendance at the meetings during the past two years."

The City Manager RECOMMENDS approval of Mrs. Derby's request as submitted by the Director of Finance, and notes that all travel expenses are paid by the Federal Government.

FOR COUNCIL ACTION SEE PAGE(S) 736

MANAGER'S REPORT, DECEMBER 9, 1977 (PROPERTIES A9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Encroachment over Portion of City-owned Lot North Side of 400 Block Prior Street.

The Supervisor of Properties reports as follows:

"On August 24, 1976, City Council approved the acquisition of Lot 31, Block 103, District Lot 196, located on the north side of the 400 Block Prior Street, in connection with the Strathcona Rehabilitation Project - Purchase of Deteriorated Properties.

The adjoining Lot 30 was previously purchased in connection with the same project and prior to marketing these lots, the northerly four feet of each was dedicated for lane purposes.

A subsequent survey revealed that the buildings on privately-owned Lots A and B of 32, Block 103, District Lot 196, encroach onto the subject Lot 31 as shown on Addendum "A".

The encroachment from Lot B can be readily removed but the encroachment from Lot A includes two portions of the two-storey dwelling thereon for a distance of 0.3 feet at ground level and 0.6 feet at the roof eaves. Removal of this encroachment would be a relatively costly hardship for the owner.

Following discussions with the owner of the encroaching structures, he has agreed to remove the part of the structure which encroaches from Lot B and to enter into an agreement regarding the portions of the structure encroaching from Lot A. This agreement would be for the life of the encroaching structure and provide for an annual payment of \$75.00.

It is recommended that an encroachment agreement at an annual rental of \$75.00 be granted to the owner of Lot A, of 32, Block 103, District Lot 196 for the life of the encroaching dwelling, said agreement to be drawn to the satisfaction of the Supervisor of Properties and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Sale of City-owned Lot situated on Southside of 800 Block East Hastings Street.

The Supervisor of Properties reports as follows:

"On July 12, 1977 City Council approved the sale of Lot 8, Block 66, District Lot 196, Plan 196, situated on the southside of 800 Block East Hastings Street. In preparing the site for development, the purchaser undertook a survey of the lot which showed the building from the abutting lot encroached on Lot 8 a matter of a few inches. In response to the purchaser's request, City Council, on September 13, 1977, approved cancellation of the sale and directed the Supervisor of Properties to resolve the encroachments and place the site on the market again. The Supervisor of Properties initiated some action on this encroachment, however it has not yet been resolved.

A new purchaser of 852 East Hastings, situated on Lots 10-13 of the same block, has applied for a development permit. However, the granting of this permit is conditional on obtaining parking spaces. He has therefore made an offer to purchase City-owned Lot 8 for that purpose. He is aware of the encroachment problem and accepts full responsibility of resolving that at a later date.

Clause No. 2 Continued.

His offer to purchase is for the sum of \$43,200. However, he wishes to make payments of principal payable in four equal annual payments rather than the normal City terms of semi-annual intervals. Payments of interest will be payable semi-annually at the City's established rate of 11%.

The Supervisor of Properties considers this offer to represent fair market value, and the terms offered reasonable. In addition, the prospective purchaser has a special need in that he requires the lot to satisfy the condition of parking for his development permit. Therefore, the Supervisor of Properties recommends that this offer to purchase be accepted, subject to the following conditions:

- a. Sale date to be January 5, 1978.
- b. Sale price to be \$43,200.00.
- c. Principal payable in four equal payments of \$10,800.00 with the first payment to be completed by January 5, 1978. Interest at 11% on the unpaid balance payable semi-annually.
- d. Purchaser to accept full responsibility of resolving the matter of the encroachment.
- e. The purchaser to enter into a bulkhead agreement as the lot is below lane level."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

3. Request by Purchaser to Defer Payment on his Acquisition of two foot strip of City-owned Lot

The Supervisor of Properties reports as follows:

"On September 13, 1977, City Council approved the sale of a two-foot strip of Lot 4A, District Lots 631 and 632, Plan 1338, situated south side King Edward Avenue, west of John Street at a price of \$2,000.00, inclusive of taxes and administration fees. Closing date was established at November 1, 1977, and the two-foot strip from City-owned Lot 4A was to be consolidated with Lot 3A, the City to provide the deed and the plan of subdivision. Any other documentation required to complete the transaction in the Land Registry Office was to be the responsibility of the purchaser.

The purchaser has been unable to meet the November 1, 1977, closing date and has requested an extension of six months to May 1, 1978. He has submitted a deposit of \$300.00 and has agreed to pay interest on the outstanding principal balance from November 1, 1977, at the rate of 11 percent.

The Supervisor of Properties recommends that the request of the purchaser to defer payment on his acquisition of two feet of Lot 4A, District Lots 631 and 632, Plan 1338, to the new closing date of May 1, 1978, be approved."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

4. Burrard Street Widening - 2130 Burrard Street
Compensation to Lessee

The Supervisor of Properties reports as follows:

"City Council at its meeting on January 18, 1977, in considering a report of the Supervisor of Properties, approved the acquisition of a portion of 2130 Burrard Street, legally described as Lot 20 except Right-of-Way, Block 268, District Lot 526, Plan 590, for the widening of Burrard Street.

This report noted that the City was obligated to pay cash compensation to the Lessee, Reed National Drapery, for business disruption during the period of alterations and these negotiations would be the subject of a later report.

Following further negotiations, Reed National Drapery have agreed to accept the sum of \$9,500.00 in full settlement of all claims respecting loss of business, disruption, etc. This settlement is endorsed by the Director of Legal Services.

It is therefore recommended that the Supervisor of Properties be authorized to pay cash compensation in the amount of \$9,500.00 to the Lessee, Reed National Drapery, chargeable to Account Code #146/5921."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

RECOMMENDATION AND CONSIDERATION

5. Sale of Land to the Confratellanza Italo-Canadese
Society - Thunderbird Neighbourhood

The Supervisor of Properties reports as follows:

"On May 6, 1975, City Council approved a Planning Department report to sell Lot A, Block 96, Section 29 THSL, Plan 16164, (2 acres) to the Confratellanza Italo-Canadese Society at a subsidized price of \$100,000 per acre for construction of a community centre. The sale was subject to a number of conditions, including:-

- A. The purchaser obtaining rezoning and
- B. a development permit being issued.

Neither of these requirements have taken place, consequently title was never transferred from the City.

The account has been paid in full by the Confratellanza Society as follows:-

Principal	\$200,000.00
1976 Taxes (Jan 13-Dec. 31/76)	\$6,731.82
1977 Taxes	<u>8,947.02</u>
	15,678.84
Land Registry Fees for Deed	476.60
Administration Fee	50.00
*Relocation Utilities (Paid to Engineer)	<u>3,192.77</u>
TOTAL PAID	\$219,398.21

*This was the Society's proportionate cost of relocating B.C. Hydro Utilities (shared with the Parks Board). The utilities have been removed and the monies expended.

The President of the Confratellanza Italo-Canadese Society has now advised that due to a shortage of funds it is impossible for the Society to proceed. The Society is therefore requesting repayment of \$219,398.21 on the understanding they will relinquish all claim to the land.

Cont'd...

Clause #5 Continued:

The Director of Legal Services is of the opinion that the refund of the purchase price, on the basis requested by the Confratellanza Society, is proper.

RECOMMENDATION:

In view of the foregoing it is recommended that the sale of Lot A, Block 96, Section 29 THSL, Plan 16164 to the Confratellanza Italo-Canadese Society be cancelled and the sum of \$219,398.21 be reimbursed.

The money received for removal of the utilities has been expended and if approval is received to sell these lots under the existing RS-1 zoning it is likely utilities will have to be re-installed. However, it is possible that these costs could be recouped by sale of the lands in accordance with the existing single family residential zoning.

CONSIDERATION:

Council may wish to consider instructing the Supervisor of Properties to resubdivide and service the lots for sale, as single family residential lots, on the open market."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved and submits the question of resubdivision and service of the lots for sale as single family residential lots on the open market for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 737

MANAGER'S REPORT

Dec. 5, 1977

TO: Vancouver City Council

SUBJECT: Vancouver Museum and Planetarium Association
Contract Renewal

CLASSIFICATION: Recommendation & Consideration

The Director of Finance reports as follows:

"1. BACKGROUND

The Centennial Museum, Planetarium and Maritime Museum are owned by the City. Until 1972, they were operated as a City department. In 1972 the City entered into a five-year contract with the Vancouver Museum and Planetarium Association expiring December 31, 1977, for the operation of the museum/planetarium complex by the Association. The contract or lease essentially provided for the complete operation of the complex by the Association, with the City providing an operating grant each year based on a formula that recognized inflation in wage and salary costs.

The costs to the City each year have been as follows:

	<u>Exp.</u>	<u>Rev.</u>	<u>Cost to City</u>	
1967	205,881	21,907	183,974	Old Museum
1968	639,594	70,620	568,974	New Museum-Sept/68 Startup costs, providing exhibits
1969	793,338	217,099	576,239	
1970	916,236	202,365	713,871	
1971	870,965	187,623	683,342	
1972	684,321	198,322	485,999	6 week strike by civic staff
1973	577,770	-	577,770	Present 5-year Agreement
1974	637,100	-	637,100	
1975	768,767	-	768,767	
1976	837,814	-	837,814	
1977	861,175	-	861,175	

Representatives of the Vancouver Museum and Planetarium Association and of the City have met on several occasions to negotiate a new agreement. This report seeks to provide information to Council on these negotiations, recommends certain revisions, and asks Council's guidance on a major area of disagreement dealing with the level of City support to the Museum over the next five years.

2. APPROACHES TO SENIOR GOVERNMENTS

Both sides recognize that the Museum provides services well outside the City limits, and agreed that it is appropriate to seek funding from the Provincial and Federal Governments. These approaches have been entirely unsuccessful. Both levels of government have made and will make contributions towards capital costs and special programming, but not towards the basic operating costs which they consider the City's responsibility.

3. SCHOOL PROGRAMS

There is a very large use of the complex by schools, both in Vancouver and outside of Vancouver. It is the opinion of your officials that the School Boards outside of Vancouver, who are using the complex for instructional purposes, are not paying their fair share of the cost. This needs to be vigorously pursued

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by the Association with those specific School Boards and the Provincial Department of Education, as it is not reasonable for Vancouver taxpayers to subsidize school children from other municipalities. I recommend that the new agreement assume higher contributions for use by schools outside the City.

4. REVISIONS TO THE AGREEMENT WITH THE EXCEPTION OF LEVEL OF FUNDING

A. Major Replacement Costs

The Association is concerned that the City might hold the Association responsible for the cost of major replacement items in the future. The present agreement is quiet on this matter, presumably because it was not anticipated that major replacement items would be a problem in the first five years. However, the Association can see the need for major replacements within the next five year period and wishes to be relieved of this responsibility. Your officials recommend this change in that the City grant funding to the Association certainly does not contemplate the Association being responsible for major expenditures and the other sources of funds that the Association has are not sufficient to deal with these.

In the Association's letter dated October 13th, 1977, the Association indicates that in their opinion the following major replacement items will occur:

1978	Carpet and planetarium seats	\$100,000
1979	Control system	150,000
1982	Projector	400,000 - \$800,000

B. Responsibility for Ordinary Maintenance

The Association essentially wishes to be relieved of the normal grounds maintenance and building maintenance functions for the complex and would prefer to see the appropriate City departments take over these functions. Your officials feel that some change is appropriate in this area, providing the appropriate cost adjustments are made to the grant funding to the Association. The Association has structured its request for future grants in such a manner that it separates the maintenance functions and requests that the City assume them. Your officials are not necessarily in agreement with this, in that lessees are normally responsible for performing the maintenance function. This item is subject to further discussion but it is not anticipated to present a major problem.

C. Insurance on Artifacts

Under the existing agreement the Association is required to insure the artifacts and to pay any deductible related to that insurance should there be a loss. The Association wishes to be relieved of this and raises the question for Council consideration as to whether or not Council would be willing to not insure the artifacts at all, on the basis that they are in most cases not replaceable. Council should consider this item.

D. Auditors' Comments

The Internal Auditor has reviewed the workings of the agreement and the statements submitted to the City and has requested changes in the agreement to cover the following:

1. Since the finances of the complex appear to rest entirely on the City, plus admission revenues, plus some grants from other sources, the Association

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should not operate the complex such as to produce an unfunded deficit. If they can operate at a deficit then it would certainly appear to open the City to a potential liability.

Therefore, if the Association finishes an operating year with a deficit, they should be required under the agreement to fund that deficit from their own sources, then reclaim it in the following year by including it as a budget item in that year's balanced budget. The Association is, in total, realizing a profit on its operations of this complex, which profit appears to be going back into capital improvements. Any uses of operating profits should be either to assist the following year's operating budget, or, if it is desired to use them for capital purposes, this should require City Council approval.

2. The financial statements for the complex for 1976 were arrived at by consultation between the City's internal auditors and the Association's auditors. The agreement should be clear that the financial statements should be to the reasonable satisfaction of the City's Director of Finance (as they were for 1976).
3. Our information is that the Vancouver Museum and Planetarium Association has apparently instituted different salary schedules and fringe benefits for their management group, whereas the City maintains the same pattern for both unionized and excluded staff. This could cause the City problems if the operation of the complex reverted to the City and the agreement should therefore be modified to require that the Association follow the same pay and benefit rules and procedures that the City uses, for both unionized staff and the management group.

I recommend that the changes requested by the auditor be incorporated in the new lease.

5. FUNDING REVISIONS

There are 3 possibilities:

A. Continue the status quo

A new agreement could be drawn up on the same basis as the old one, continuing the City's support at the level of \$861,175 in 1977 dollars, i.e. revising the amount each year only by the amount of inflation of wages.

B. Increased level of support

The Vancouver Museum and Planetarium Association has requested a higher level of support, and is of the opinion that the complex is operating currently at a marginal level. The Vancouver Museum and Planetarium Association requests that they be supported by a cultural grant for the two museums and the planetarium in the amount of \$659,175, this amount to be increased annually by an amount equal to the general salary increases granted to City employees under any contracts signed with the Municipal and Regional Employees Union subsequent to December 31, 1977.

They further request that the maintenance costs of the complex, of approximately \$290,000, be absorbed by appropriate City departments. These two amounts total \$950,000 in 1977 dollars, compared to the existing 1977 grant of \$861,000.

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C. Reduction of support

If Council wishes to reduce the level of support, the following factors should be considered:

1. As a result of more vigorous management, the complex is generating more revenues and can be expected to become more self supporting with time. In 1976, they had an operating surplus of \$110,000, which they applied towards capital costs of renovations.
2. Higher payments should be sought from schools outside the City to ensure they pay their fair share of operating costs, as outlined earlier.
3. Economies could be effected in several ways including closing down one day per week as is done in many other museums. The Vancouver Museum and Planetarium Association claim such closure would save only \$12,000 p.a., but your officials are not yet convinced of this.

If Council wishes to make such reductions, I recommend that it be in the form of a phased program over the next five years, as follows:

1978:	\$ 861,000	(same as in 1977)
1979:	817,950	(down 5%)
1980:	774,900	(down 10%)
1981:	731,850	(down 15%)
1982:	688,800	(down 20%)

The Vancouver Museum and Planetarium Association would then have to absorb from other revenues and economies not only the annual inflation of salaries (est. 4% in 1978) but also the subsequent reduction in City grants. More drastic or less drastic phasing out could also be considered.

The Vancouver Museum and Planetarium Association submit that it would be very difficult to replace a decrease in the City grant and in point of fact the Association might not be willing to continue to operate the facility if the grant was decreased.

The Association feels that a "drastic" cut would remove associate museum status and cut Federal grants. They feel that the museum operation probably would not be viable.

If the Vancouver Museum and Planetarium Association were to withdraw from operation, the City has the choice of operating the complex itself or of closing it down.

- a) Return to City operation would not reduce operating costs for a given level of service. It would enable the City to impose a reduced level of service if it so wishes and to impose higher fees for out of City schools. On the other hand, the City might lose the annual contributions from the Vancouver Museum and Planetarium Association and some private individuals of both money and time.
- b) Closing down the complex is a theoretical alternative that would require further study if Council wishes to explore it.
 - Alternate uses would have to be sought
 - There are implications for the archives function
 - The St. Roch facility would have to be kept open but this is almost entirely at the cost to the federal government
 - There is no apparent legal requirement to keep the Planetarium open, despite the grants towards its construction
 - The Vancouver Museum and Planetarium Association has apparently leased the restaurant well beyond the expiration of the City's lease to the Vancouver Museum and Planetarium Association, on December 31, 1977.

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The choice between various levels of support described in (A), (B) and (C) above is left to Council's consideration

6. CONCLUSIONS

It is recommended that a new lease with the Vancouver Museum and Planetarium Association include the following provisions:

- A) Vancouver Museum and Planetarium Association to be required to charge fees to out of City schools and other outside groups to recover appropriate proportion of costs.
- B) City to assume responsibility for major capital replacement.
- C) Recommendations of the auditor outlined in section 4D.

The following points are submitted for Council's CONSIDERATION:

- D) Abandoning the requirement to insure the artifacts or holding the Vancouver Museum and Planetarium Association responsible for any portion of loss of any artifacts.
- E) The level of funding to be incorporated in a new agreement, whether it should be
 - on the same basis as in the present contract
 - increased, as requested by the Vancouver Museum and Planetarium Association, or
 - decreased.

In the latter case, Council could consider a phasing formula as described in section 5C.

The City Manager RECOMMENDS (A), (B) and (C) above and submits for CONSIDERATION (D) and (E).

REQUEST FOR DEFERMENT

The report has been discussed with the Director of the Museum. On behalf of the Board of the Vancouver Museum and Planetarium Association, he requests that Council defer consideration of this report to a special meeting of Council with the Association, and they suggest that this might be held on Thursday, Jan. 5, at 1:30 p.m.

If Council agrees with this request, the City Manager RECOMMENDS that the present agreement between the City and the Association be extended for two months, to Feb. 28, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 137

MANAGER'S REPORT

DEC 8 1977

TO: Vancouver City Council

SUBJECT: Champlain Heights - Enclave Three

CLASSIFICATION: Recommendation

The Director of Planning reports as follows:

"The purpose of this report is to propose amendments to Council's Resolutions of June 24th 1976 concerning the Conditions and Standards of Development for Enclave Three, Champlain Heights.

BACKGROUND

Development Permit Application #78992 has been filed by L. Laidlaw Architects, for United Properties Ltd., to construct 43 townhouse dwellings on Champlain Heights, Enclave Three (Lot 10, Parcel A, D.L. 335 Group 1, Plan 14593).

Enclave Three is an irregularly shaped parcel totalling 5.77 acres located on the west side of Boundary Road, south of Arbour Street and north of Rumble. (See map Appendix 'A')

The proposed development is for a strata title project, consisting of 43 townhouses, related streets, interior walkways and common areas. Four typical two/one storey dwellings are indicated, consisting of two or three bedrooms, with or without a den. The dwelling units are located on the sites so as to provide direct access into rear yards which face onto either common playground areas or buffer setback areas.

At a Public Hearing held on June 24th, 1976, City Council approved the application by the Director of Planning to rezone this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The CD-1 By-law No. 4986 was enacted by Council in an open meeting on July 13th 1976. The specified conditions of Development are as follows:

Permitted Uses:	Townhouses and two family semi-detached dwellings and customary ancillary uses: including off-street parking.
Development Concept:	Townhouses and two-family semi-detached dwellings having similar appearance to single family detached dwellings.
Floor Space Ratio:	Shall not exceed .35.
Density:	Shall not exceed 7.5 units per acre.
Height:	Shall not exceed two storeys plus basement nor 28' above average finished grade.
Off-Street Parking	Two off-street parking spaces shall be provided for each dwelling unit.
Site Coverage:	33%
Building setback requirement from major roads:	To be not less than 69ft. from building line along Boundary Road.

/.....

DEVELOPMENT PERMIT APPLICATION

The Director of Planning, after receiving advice from the Project Manager, the Development Permit Staff Committee and the Urban Design Panel, has approved this development permit application for the construction of 43 townhouse dwellings, subject to a number of conditions, including that prior to issuance of the development permit, a report be submitted to Council to amend:

- (a) the maximum site coverage to permit 36% in lieu of the previously approved 33%.
- (b) a reduction in the 69'0" setback along Boundary Road.

The proposed development can meet all the conditions of development, as resolved by City Council, with the exception of;

	Permitted or Required (per resolution of Council dated 24th June, 1976)	Proposed
(a) Site Coverage	33%	36%
(b) Boundary Road Setback	69ft.* (minimum)	55 - 69 feet*

With respect to the above conditions of development, it is noted that:

- (a) The additional site coverage is felt to be a reasonable increase. Various groups that have reviewed the plans have commented positively on the overall layout and design. A 3% increase in the site coverage is not felt to be particularly significant in view of the fact that the development is under the allowable floor space ratio (.35 permitted .31 proposed).
- (b) Provision of adequate noise abatement treatment can compensate for the proposed reduction in setback (varying from 55' to 69') from the easterly property boundary and thereby conform to the intent of the original 69' setback requirement.

The Champlain Heights Project Manager concurs with the recommendations contained in this report.

RECOMMENDATIONS

It is therefore recommended:

- A. THAT the maximum site coverage figure for Enclave Three be increased from 33% to 36% in lieu thereof;
- B. THAT the minimum buffer setback area from the easterly property boundary of Enclave Three be reduced in some areas from 69 feet to 55 feet with provision of adequate noise abatement treatment to compensate for the proposed reduction in the buffer strip.

- * Measured to easterly property boundary which is 11ft. from the ultimate curb, thereby providing a 66 - 80 ft. setback from the curb.

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 731

MANAGER'S REPORT

December 8, 1977

TO: Vancouver City Council

SUBJECT: Request from Daon Development to Alter the Unit Mix Requirement for Market Housing Development - Langara Development

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"A letter has been received from Mr. R.B. Biely, Project Manager for Daon's Langara Development, requesting that the suite mix requirement for Lot 1, Block 1165, D.L. 526, Plan 16033, be altered. The existing suite mix requirement for market housing established by resolution of Council on November 30, 1976 is as follows:

Not more than 25% of the total number of dwelling units shall contain 2 bedrooms and the remaining units shall contain 3 or more bedrooms.

The request from Daon Development Corporation is to alter this requirement to permit the following suite mix:

1 bedroom	15%	or	13 suites
1 bedroom and den	15%	or	13 suites
2 bedrooms	20%	or	18 suites
2 bedroom and den	20%	or	18 suites
3 bedroom	30%	or	26 suites

BACKGROUND

On April 15, 1975, City Council gave the required three readings to an amending By-Law which rezoned a portion of the Langara Golf Course from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District. Along with the regulations detailed in the CD-1 By-Law, a number of conditions were established by Council resolution on May 27, 1975. One such condition established for the market housing site within the larger CD-1 area was the following:

Not more than 20% of the total number of dwelling units shall contain 2 bedrooms and the remaining units shall contain 3 or more bedrooms.

When the first proposal call was issued in July 1975, Lot 3 was identified for market housing and Lot 1, immediately to the north, was offered to the Provincial Government for co-operative housing. (See Appendix A). When no bids were received, and the Provincial Government declined the offer for Lot 1 due to a lack of funds, a variety of meetings were held with prospective developers to determine more appropriate parameters for a revised proposal call. In October 1975 a second proposal call was issued with both Lots 1 and 3 identified for market housing. When no bids were received, the Mayor contacted several developers and a bid from Daon Development Corporation for development of market housing on both Lots 1 and 3 was approved by Council on March 23, 1976.

During the subsequent processing of the development permit application for Lot 3, Daon requested an alteration of the suite mix requirement to permit 28% of the total units to be developed with 2 bedrooms. Following a report by the Director of Planning, Council amended the existing resolution on November 30, 1976 to read as follows:

Not more than 25% of the total number of dwelling units shall contain 2 bedrooms and the remaining units shall contain 3 or more bedrooms.

Revised drawings were subsequently prepared by the applicant and Development Permit No. 74462 was approved on December 13, 1976.

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PROPOSED AMENDMENT

The proposed amendment to the suite mix requirement represents a significant shift from the current provisions. Daon Development Corporation submitted a bid on the basis of the suite mix requirements and other regulations controlling development. Everyone's understanding of the housing market has shifted since March 1976 when the bid was approved. Because of this, consideration can be given to a limited amendment to the suite mix.

If the dens were suitably designed to permit easy conversion into a functional third bedroom, support could be given to two bedroom and den units provided that a minimum of 75% of all units contained 3 bedrooms or 2 bedrooms plus den. Similarly, support could be given to units containing 1 bedroom plus den in lieu of the full requirement for 2 bedroom units. Revisions of this nature would compare with Daon's request as illustrated in the following table:

CURRENT REQUIREMENT

MAX. 25% 2 bedroom
MIN. 75% 3 or more bedrooms

RECOMMENDED AMENDMENT

MAX. 25% 2 bedroom or 1 bedroom plus den*
MIN. 75% 3 bedroom or 2 bedroom plus den*

* provided den appropriately designed to permit easy conversion into a functional extra bedroom.

DAON'S REQUEST

15% 1 bedroom	MAX. 50% 2 bdrm. or 1 bdrm. + den
35% 2 bedroom or 1 bedroom plus den =	or 1 bdrm.
50% 3 bedroom or 2 bedroom plus den	MIN. 50% 3 bdrm. or 2 bdrm. + den

The significant alteration to the suite mix requested by Daon cannot be supported in light of the current requirement which formed a basis for their original bid and is incorporated into the interim agreement for sale of the lands. To alter this requirement might further result in criticism from the development sector at large, based on the claim that the ground rules for proposal call were altered after a bid had been accepted.

A greater concern lies with the fact that the original intent behind development of Lot 1 was the provision of a mixture of housing types with emphasis on family oriented housing, because of the special characteristics of this area of the City. While it may be true that the mix requested by Daon may be the optimum one regarding their own aims for marketability and financial return, as seen by the demand generated by their current development characteristics, there is the broader question of public objectives and need which has to be a concern of Council. The agreement to be flexible in interpreting the previous Council guidelines to permit the 3 or more bedrooms to be built as expensive 2 bedroom and den is as much as the Director of Planning could support. It should be remembered that the land cost per unit in this development at the time of sale was about \$18,000 per unit.

A City goal is to obtain family accommodation, and the acceptance of the bid for Daon was based on this goal. The Planning Department has not been able to undertake an economic investigation into this matter but believes the development of 3 bedroom housing in a more modest manner should be encouraged.

Recommendation: The Director of Planning recommends the following:

- A. That the requested amendment to the suite mix requirement established by Council on November 30, 1976 be not approved.

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- B. That consideration be given to an amendment to the suite mix requirement whereby not more than 25% of the total number of dwelling units shall contain 2 bedrooms or 1 bedroom plus a den and the remaining units shall contain 2 bedrooms plus a den or 3 or more bedrooms, the den in both instances to be so designed to permit easy conversion into a functional, additional bedroom."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved, noting that the property was sold on the basis of the proposed unit mix, and it would be desirable to maintain the credibility of our procedures for marketing land.

FOR COUNCIL ACTION SEE PAGE(S) 738

MANAGER'S REPORTDATE December 8, 1977

TO: VANCOUVER CITY COUNCIL
SUBJECT: Liquor Permit Application: 1-7 Alexander Street
CLASSIFICATION: CONSIDERATION

APPLICANT: Mr. M. D. Darragh
for "The Swiss Village Restaurant"

The Director of Planning reports as follows:

'The above noted Development Permit Application has been filed to use a portion of the basement of the existing building as a holding bar area, in conjunction with the proposed restaurant.

This development is situated on the north-east corner of Alexander and Carrall Streets in the Downtown District (D.D.).

The proposed holding bar development will provide an assembly area of approximately 440 sq. ft. (8% of the floor area of the restaurant). For Council's guidance the City Building Inspector has advised that having regard to the City Building By-law requirements the holding bar could accommodate approximately 68 people. Council should note, however, that the Provincial Liquor Control Act restricts the seating capacity of holding bars to 25% of the seating capacity of the dining area and a maximum of 50 persons.

The Director of Planning is prepared to approve this Development Permit Application subject to revised drawings being submitted to comply with all City and Provincial Regulations, but before making a final decision, is referring the application to City Council.

Because of the timing of Committee and Council meetings over the Christmas period, the City Manager is submitting this report direct to City Council for CONSIDERATION rather than as normally done through the Community Services Committee.

FOR COUNCIL ACTION SEE PAGE(S) 738

F

MANAGER'S REPORT

December 9, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: REQUEST TO RESUME OPERATING RESPONSIBILITY FOR TAYLOR MANOR

CLASSIFICATION: Information

The Medical Health Officer reports as follows:

"Taylor Manor provides intermediate care for 58 persons, using 21 full time and 7 casual staff. The current budget is approximately \$550,000 per year. The facility is owned by the City of Vancouver and was operated by the City up to 1974, when the Vancouver Resources Board agreed to rent the building from the City and operate it. Since 1974, they have carried out substantial renovations.

On November 25, 1977, Mr. R. K. Butler, Executive Director of the Vancouver Resources Board, requested the City of Vancouver to undertake the direct responsibility for the operation of Taylor Manor as of January 1, 1978. This request is a result of the Ministry of Human Resources ceasing their involvement in Long Term Care. There will be no facilities operated directly by the Provincial Government within the City of Vancouver, under the new Long Term Care program.

The Deputy Director and Medical Health Officer have discussed a possible basis for transfer of operating responsibilities with representatives of the Provincial Government.

Subsequently, the Provincial Government, by letter of December 8, 1977, indicated their willingness to accept financial responsibility for an approved budget which would include the following:

- 1) Rent for the premises at rates to be negotiated.
- 2) Supportable administration costs for staff services (e.g. personnel, payroll, accounting, supervision from Properties, etc.)
- 3) The provision for major repairs, either as a capital expense when required, or as an operating item in each year's budget.

The per diem rate structure which will be established in the annually negotiated contract will provide a rate for vacant beds, so that the City is not accepting the risk of a deficit as a result of unpredicted vacancies.

The employees in Taylor Manor are represented by the VMREU. While these positions prior to 1974 were classified in accordance with the City's classification and pay plan, there now appear to be some salaries which are higher than that paid for comparable work in the City. It would be necessary to negotiate a mechanism with the Union for establishing consistency with the City's overall classification and pay plan. The facility will be administered by the Properties Division of the Finance Department if this report is approved. No monetary benefit will accrue to the City for the acceptance of this responsibility, but it will simplify some aspects of administration of the Long Term Care program.

The Medical Health Officer recommends that the City agree to the request of the Ministry of Human Resources to assume operation of this facility, on the condition that a funding agreement satisfactory to the Director of Finance is negotiated as outlined in the report. "

At this time, the City Manager submits the foregoing report for the INFORMATION of Council and wishes to advise that further information on the position of the VMREU with respect to the integration of Taylor Manor staff and a recommendation from the Manager will be presented to Council at this meeting.

FOR COUNCIL ACTION SEE PAGE(S) 739

Date: December 6, 1977

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Spur Track Crossing and Easement Agreement
Stewart and Rogers Streets, North of Powell

The Supervisor of Properties and the City Engineer report as follows:

"On April 19, 1977, City Council approved a recommendation of the City Engineer to allow United Grain Growers Limited to cross Stewart and Rogers Streets with a spur track to serve their property.

United Grain Growers Ltd. erred in their application to cross Stewart Street in that the area assumed to be Stewart Street has never been dedicated as a street and still remains as Lot 1, Block 1 of Subdivision "A", D.L. 182, Plan 11111.

Council approval was granted on the basis of information contained in the April 15, 1977 report and since a portion of the track is on City property, a separate agreement will have to be arranged with United Grain Growers in the form of an easement.

Therefore, it is recommended that:

- a) The application be approved subject to the conditions set out in an easement agreement satisfactory to the Director of Legal Services.
- b) A nominal annual rental rate be charged."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties and City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 739

I

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

December 1, 1977

A Special Meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, December 1, 1977, in the No. 3 Committee Room, Third Floor, City Hall at approximately 11:00 a.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

ALSO PRESENT: Alderman Ford
Alderman Harcourt
Alderman Kennedy

CLERK: G. Barden

RECOMMENDATION:Departmental Reviews - Planning Department

This meeting was the fourth in a series of departmental reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 4, 1977, following consideration of a proposal for a revised budgeting system for the City and approval by City Council on August 23, 1977.

The report of the Planning Department (copy on file in the City Clerk's Office) outlines objectives of the review, general introduction, planning in the City of Vancouver, description of department, department recommendations and Consultant's observations and recommendations. The appendices include departmental organization, departmental functions, chart - net budget by organizational unit and function, general information and discussion of departmental priorities. The report also includes recommended actions if the departmental budget were increased or decreased by 5%.

The Director of Planning led the Committee through the report including the Planning Department's intentions and recommendations which are as follows:

" 1. Department's Intentions

As a result of this review, and noting the five objectives determined by Council, the Planning Department intends to proceed with the actions listed below. The appropriate references in Appendix B* are shown in parentheses below each item.

- 1) Assist the Vancouver City Planning Commission in bringing forward a work program to be undertaken in conjunction with City staff resources which encourages public participation in defining goals for the City of Vancouver. (Appendix B, page 10)

*(Appendix B on file in the City Clerk's Office)

continued.....

Report to Council
 Standing Committee of Council
 on Finance and Administration
 December 1, 1977

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Departmental Reviews -
Planning Department (Cont'd)

- 2) Move the emphasis of planning work in the Central Area Division away from development control and day-to-day work towards a broader planning program for the whole Central Area. In reporting on this, the Director of Planning will indicate how certain development control functions could be relocated to the Zoning Division. (Appendix B, page 23)
 - 3) Report on a program for increasing the level of Area Planning service so that all sections of the City obtain a better level of service than at present at a level conducive to reporting on the planning problems existing in these areas. (Appendix B, page 23)
- (Further display material on this matter will be available during the discussion of this report)
- 4) Report on the possibility of maintaining a number of qualified and trained staff now operating as temporary employees in the Neighbourhood Improvement Program, as a permanent core group to give continuity and direction to N.I.P. and related programs. (Appendix B, page 23)
 - 5) Continue to be involved in the implementation of specific projects for specialized programs such as the Neighbourhood Improvement and Residential Rehabilitation Assistance Program. (Appendix B, page 29)
 - 6) Report further on a program which will record and monitor development activities in the City which are part of the development control process. This would include subdivisions, rezonings, development permits and sign permits. (Appendix B, page 35).
 - 7) Request the Personnel Services Department to investigate staff development opportunities and programs for Planning staff. (Appendix B, page 40)
 - 8) Report further in conjunction with the Director of Permits and Licences and the Director of Personnel Services on the establishment of a regular training program to continually inform all related staff on the various control procedures and by-laws and amendments to them. (Appendix B, page 35)
 - 9) Report further to Council in conjunction with the Director of Permits and Licences on the desirability of reinforcing the by-law enforcement procedures in the City. (Appendix B, page 35)

2. Department's Recommendations

The recommendations which follow are what are considered to be the most important recommendations arising out of the analysis of departmental functions contained in Appendix B. They are set out in the same sequence as the analyses and the appropriate references to Appendix B are shown in parentheses below each recommendation.

continued.....

Report to Council
 Standing Committee of Council
 on Finance and Administration
 December 1, 1977

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Departmental Reviews -
Planning Department (Cont'd)

The Director of Planning recommends that:

- 1) Council give higher priority within the City organization for the development of a readily accessible management information system commencing with the integration of already available data into automated storage so that it can be readily utilized and the City Manager be requested to coordinate a report to Council on implementation. (Appendix B, page 6)
- 2) Council endorse the work of developing a better understanding of the City or the Director of Planning report back on an alternate program for inclusion in the 1978 work program. (Appendix B, page 6)
- 3) Council investigate the appropriate role of corporate and overall planning in the City, and determine how it could be better identified within the City organization or the City Manager be requested to report further on the matter. (Appendix B, page 10)
- 4) Preparation of City goals, policies and budgets be more closely integrated. (Appendix B, page 10).
- 5) Council advise the Province and the Federal Government of the success of the RRAP Program and seek provincial assistance (as in Ontario and Alberta) and to obtain continuation and broadening of the program from the Federal Government. (Appendix B, page 23)
- 6) Council should increase staff resources to take advantage of all RRAP assistance and any broader program that could emerge in this area. (Appendix B, page 29)
- 7) Council advise the Provincial and Federal Governments of the success of the Neighbourhood Improvement Program and seek a continuation and broadening of this program from them.
- 8) The City continue with present levels of staff for the Neighbourhood Improvement Programs noting that staff decreases will be required at the termination of present programs. (Appendix B, page 29)
- 9) The City consider, in conjunction with senior levels of government, planning in advance for government "make work" programs such as Canada Works, LIP or PYEP in order to maximise the potential of these programs with reference to the City's own priorities. (Appendix B, page)
- 10) After current reviews of the development control process are completed, Council consider initiating an independent analysis of the development control procedures in the City to demonstrate the costs of administration and the time taken compared with the benefits obtained and the Director of Planning be asked to report on this matter at the appropriate time. (Appendix B, page 35)
- 11) That when dealing with management and union concerns the Manager be asked to negotiate for "flexible time" working arrangements for staff who are required to attend meetings outside normal hours. (Appendix B, page 38)

continued.....

Report to Council
 Standing Committee of Council
 on Finance and Administration
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Departmental Reviews -
Planning Department (Cont'd)

- 12) Council endorse the further development of the Planning Department's work and cost control system and that the Director of Planning be requested to report further on the matter. (Appendix B, page 40).
- 13) The Director of Planning report further (after discussion with senior levels of government to determine their possible participation bearing in mind that the study could produce information of value to many municipalities in Canada) on an investigation into methods of better identifying the costs and benefits of planning work at the municipal level. (Appendix B, page 40)

IF BUDGET REDUCTIONS ARE TO BE MADE, THEN THE DIRECTOR OF PLANNING RECOMMENDS:

- 14) Reductions up to 5% are made on the basis that the spread of work across functional areas be maintained as far as possible in the present proportions, and the Director of Planning report further on this matter.
- 15) If further reductions are to be made that they be considered in the following order in relation to the priority of the functions indicated:

1. Provide Assistance to Outside Groups
2. Design Projects
 Implement Specific Projects
3. Plan the Whole City
4. Plan Areas of the City
5. Control Development
6. Develop Understanding

(Note that reductions in the function
 "Manage Internal Resources" would occur
 pro rata in relation to reductions in
 other functions.)

IF BUDGET INCREASES CAN BE CONSIDERED THEN THE DIRECTOR OF PLANNING RECOMMENDS:

- 16) That the following priority of functions be acknowledged:

1. Develop Understanding
2. Plan the Whole City
3. Plan Areas of the City
4. Design Projects
5. Provide Assistance to Outside Groups
6. Control Development

"

The Director of Planning presented several drawings dealing with the Planning Department's operations and plans including a plan to decentralize the planning function in order to coordinate all of the various City services offered on a City wide basis.

The Consultant, Mr. Roger Chilton of Western Management Consultants, stated that the Planning Department has provided a thorough and complete analysis of their department and reiterated their comments included in the report that the City Manager and Council should be using the Annual Review that the Planning Department produces to evaluate the department. The Consultant stated that as a result of

continued.....

Report to Council
 Standing Committee of Council
 on Finance and Administration
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Departmental Reviews -
Planning Department (Cont'd)

the review and the Planning Department's recommendations on corporate planning, it was felt there may be some deficiencies in this area and it would be appropriate to re-examine what is being done now, who has responsibility, how well it is being done, how appropriate and see if improvements can be made. The Consultant viewed corporate planning as an on-going process that covers all aspects of the City's operations and is an activity that could be done by City Management, senior staff and Council. The Consultant generally supported the Planning Department's recommendations but questioned the relationship of the Planning Department with the G.V.R.D. and Livable Region plan - the Finance Committee may wish to discuss level of input, importance to the City, etc. The Consultant's observations and recommendations included in the review are as follows:

" VI. CONSULTANTS OBSERVATIONS AND RECOMMENDATIONS

The Planning Department has provided a comprehensive description of the role of the Department and the functions that it performs. It has done a complete and thorough analysis of its operations and has provided a good discussion of Department priorities. It has also specifically identified areas where it would make budget reductions if required. In addition, the Department has identified a number of specific initiatives that it intends to take and a number of areas where it feels further action is required.

A. DEPARTMENTAL MANAGEMENT

Planning Department activities are difficult to manage and departmental effectiveness and performance is often difficult to evaluate. The Planning Department, through its Annual Review, has however taken initiatives to identify and obtain agreement on its role and objectives, and has utilized these in planning and managing its activities. Departmental management attempts to ensure that the Department's efforts are consistent with the City's needs and goals and that they mesh with the efforts and activities of the City Departments. The Department is also interested in further improving its management effectiveness and is working to develop improved management control and performance review systems.

B. DEPARTMENT GOALS, PRIORITIES AND PERFORMANCE

The Annual Review communicates the Department's objectives and work targets and seeks the input of Council and other departments in reviewing priorities and establishing its program. City Council and the City Manager should also use the Annual Review process to evaluate Planning Department performance.

The Planning Department's five goals are documented on Page 11 of the report. The Finance Committee may wish to take this opportunity to review these goals and advise the Department as to how well they feel these goals are being satisfied. A subjective assessment of Departmental achievements against these goals could assist the Department in preparing plans and work programs for the coming year.

continued.....

Report to Council
 Standing Committee of Council
 on Finance and Administration
 December 1, 1977

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Departmental Reviews -
Planning Department (Cont'd)

The report also indicates the priorities that it places on each of its functions on Page 16. Priorities within each functions are described in Appendix E. Members of the Finance Committee may also wish to assess whether or not the priorities defined by the Department are consistent with their views and provide the Planning Department with some guidance in this regard. A review of the distribution of expenditures on each function, relative to the function priorities may also be appropriate and helpful.

C. OVERALL CORPORATE PLANNING AND POLICY FORMULATION

The Planning Department has recommended that Council investigate the appropriate role of corporate and overall planning in the City, and determine how it could be better identified within the City organization. It has also recommended that the preparation of City goals, policies and budgets be more closely integrated. (Recommendations 3 and 4).

The recommendations and the concerns that they address are, in our view, extremely important and warrant further discussion and examination.

Although the City may not require an overall plan, it does require effective overall corporate planning and policy formulation mechanisms. There are indications that the City's current approach to overall corporate planning and policy formulation is deficient.

D. RESPONSIBILITY FOR OVERALL PLANNING AND POLICY FORMULATION

Overall corporate planning, or the ongoing process of establishing and reviewing objectives, policies and overall plans for the development and management of the City and the effective delivery of government services, is the single most important management function.

Responsibility for researching, analyzing and making policy recommendations on matters of city-wide concern reportedly resides primarily in the Planning Department. Also, the Vancouver City Planning Commission appears to have been given a mandate to generate, evaluate and define goals, policies and programs for the City of Vancouver and to make recommendations to Council in this regard. Other bodies involved in overall corporate planning and policy formulation include the Plan Review Committee, the Budget Review Committee, the Management Advisory Committee, the various committees of Council and the City Council itself. These committees, along with the City Manager's office, the Social Planning Department, and all other City departments to a varying extent are all involved in planning and decision making activities which influence or shape the objectives, policies and overall corporate plans of the City.

E. CONCERNS

The Planning Department points out that it is important for the City to continue to develop its co-ordinative policy formation techniques. The Plan Review Committee, which was established in early 1976, is an important, but underutilized process in this regard. It apparently has had a fairly low level of activity and a low priority relative to other City functions.

continued.....

Report to Council
 Standing Committee of Council
 on Finance and Administration
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Departmental Reviews -
Planning Department (Cont'd)

The Planning Department also points out that many policy initiatives affecting the overall "plan" for the City are generated by other departments independent of the Planning Department's Overall Planning activity and the Plan Review Committee. This frequently militates against the development of policy recommendations in an interconnected and co-ordinated manner.

The Planning Department is also not currently satisfied with its own performance in overall corporate planning activities or in its goal setting and policy planning activities in conjunction with the Vancouver City Planning Commission.

Although input from the public and outside expertise can be helpful, overall corporate planning and policy formulation must involve both the elected and senior administrative officials and should not be treated as an appendage to City management. It involves a consideration of land use, transportation, social, financial, engineering, manpower and other City management concerns; the activities and plans of all City departments; and the plans, policies and initiatives of other organizations, agencies and levels of government. These must all be taken into account in overall corporate planning and decision making.

The current departmental reviews should provide both City management and City Council with a better definition and understanding of individual department functions and objectives. This hopefully will lead to improved management decision making within each department.

It is also important, however, that the plans and activities of individual City departments be co-ordinated in a way which ensures that they contribute collectively towards achieving overall City objectives. Further development of the City's management review and planning processes should also take this critically important concern into consideration. With these concerns in mind, we recommend:

1. That the effectiveness of current overall corporate planning and policy formulation processes be reviewed, including the role of the Vancouver City Planning Commission, and,
2. That Council and key Department Heads conduct a workshop or study session to review current planning and policy formulation mechanisms and assess the kind of initiatives that might be taken to develop more effective overall corporate planning in the City.

F. GVRD LIVEABLE REGION PLAN

The Planning Department reports that the evaluation and implementation of the City's role within the context of the GVRD's Liveable Region Program, has been bedevilled by rapidly shifting public and political sentiments towards that program. The City makes a significant contribution to the GVRD and is a major consideration in GVRD planning efforts. This situation and the emphasis that should be placed on the Planning Department's efforts in this regard may be an issue that should be addressed by the Finance Committee.

continued.....

Report to Council
 Standing Committee of Council
 on Finance and Administration
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Departmental Reviews -
Planning Department (Cont'd)

G. PLANNING DEPARTMENT RECOMMENDATIONS

1. Develop Understanding of the City

The Planning Department feels its most important function is to develop a common understanding of the City. Although the Department suggests that there is a lack of an outgoing attitude on the part of City Hall in this regard, it has not identified any specific additional initiatives that it feels should be taken. The Director of Planning should be requested to report back on the scope of the program that the Department proposes with respect to this function.

2. Computerized Information Systems

The Planning Department has recommended that the City place a high priority on the development of a co-ordinated management information system. This system would computerize administrative data currently available and make it readily accessible to planners and decision makers for planning purposes. The subject of computerized management information systems is currently under review by the Finance Department who will be submitting a report and proposal to Council on this subject within the next few months.

3. RRAP and NIP Programs

These programs provide a high return in terms of the benefits which accrue to the City relative to the overall level of investment involved. It seems sensible, therefore, to take full advantage of these and similar programs.

4. Other Recommendations

We support the Planning Department's recommendations and intentions with respect to initiating an independent analysis of development control procedures, developing the Department's work and cost control systems and investigating methods of better identifying the costs and benefits of planning work at the municipal level. (Recommendations 10, 12 and 13.) Recommendation 9 suggests that the City should plan in advance for government work programs. The Planning Department does not indicate how this might be done or who should do it. This may become apparent following a review of current overall corporate planning responsibilities and mechanisms. "

The Committee members discussed the report and concern was expressed over the plan to decentralize the planning function. It was felt this would increase costs with permanent site offices being established in various parts of the City. It was suggested, however, that efficiencies could be achieved if the functions performed by various Civic departments were linked into the Planning functions.

The Committee discussed overtime costs of an estimated 400 public meetings annually with three or four staff members in attendance at each meeting. The Director of Planning suggested in the review that flex time be investigated for staff who are required to attend such meetings outside of normal working hours. It was suggested that more information should be obtained on costs, number of evening meetings, compensating time taken, etc.

continued.....

Report to Council
 Standing Committee of Council
 on Finance and Administration
 December 1, 1977

9

Departmental Reviews -
Planning Department (Cont'd)

Other points that the Committee discussed were:

the difficulty of the community in understanding over-
 all planning and how this might be improved

a central library on Civic Matters located in the City
 Hall

the uncertainty of RRAP and NIP programmes being
 approved for funding by the Provincial and Federal
 Governments

corporate planning

control functions

Following further discussion, it was agreed it would be premature
 to make any decisions on the recommendations at this time in view of
 the fact that the City is pressing both the Federal and Provincial
 Governments for the continuation of the NIP and RRAP programmes, and
 further information is required on some of the points discussed. It
 was

RECOMMENDED

THAT the report be received pending a further review by
 the Mayor, City Manager and the Consultants and report
 back to the Committee.

The meeting adjourned at approximately 1:15 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 739

II

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

DECEMBER 1, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, December 1, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee of Thursday, November 17, 1977, were adopted as circulated.

INFORMATION

1. Request for Surplus City Furniture and Equipment -
 Vancouver Women's Health Collective

Under procedures and guidelines adopted by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment, for which the City has no further use, to non-profit organizations for a nominal sum.

The Committee had before it for consideration a request (copy circulated) from the Vancouver Women's Health Collective for surplus City furniture and equipment valued at \$1,045.00 and sale was recommended by the Director of Social Planning to the organization for \$111.81.

Following brief consideration, it was

RESOLVED

THAT the request of the Vancouver Women's Health Collective for surplus City furniture and equipment valued at \$1,045.00 be approved and the furniture and equipment be sold to the organization for \$111.81.

RECOMMENDATION

2. Delegation from Kitsilano Tenants Association
 Re 2020 Vine Street

The Chairman had agreed to hear a delegation from the Kitsilano Tenants Association regarding renovations under the R.R.A.P. program to a 10-suite apartment building at 2020 Vine Street.

Distributed to members of the Committee prior to the meeting were copies of a submission (Appendix A) from the Association (copy circulated).

Continued

Report to Council
 Standing Committee of Council on Community Services
 December 1, 1977

(II-2)

Clause No. 2 Continued

A number of persons appearing as the Kitsilano Tenants Association and tenants from 2020 Vine Street, along with Mr. George Yen of Yen Hoy Enterprises, owners of the building, appeared before the Committee on this matter.

Mr. Paul Lawrence, speaking for the tenants association, read a brief to the meeting, copies of which were distributed (on file in City Clerk's office).

In the brief, the association urged that the Committee contact the office of the Rentalsman to have tenant termination notices deferred. The brief further suggested that R.R.A.P. funds may be being abused, in that rental housing for low income persons is being renovated to a much higher standard and consequently rents are increased beyond the means of the tenants who are then forced to vacate.

During discussion, it was noted that notices given to the tenants to vacate the premises specify that the reason for the notice to vacate was because of Fire Marshal's orders that the building be upgraded to City standards.

Mr. Yen indicated to the Committee that he gave the Fire Marshal's order as the reason for the termination notice following discussions with the office of the Rentalsman.

However, in response to questions by the Committee, Fire Warden Capt. Bayntun advised that the required renovations to bring this building up to the City Building By-law specifications are not as extensive as to require the tenants to vacate the building.

The Committee noted that the owner proposes renovation work under the R.R.A.P. program which is more extensive than that required to meet the City Building By-law and concern was expressed that building owners may be using the R.R.A.P. program to upgrade their buildings to a much higher level than absolutely necessary, thus displacing tenants who cannot afford the consequent higher rents.

The Committee suggested that the tenants should seek a hearing with the office of the Rentalsman regarding whether the Fire Marshal's order is sufficient grounds for the notice of termination.

Following discussion, it was

RECOMMENDED

- A. THAT the Chairman of the Community Services Committee be authorized to attend the hearing by the office of the Rentalsman regarding the notices of termination issued to tenants of 2020 Vine Street.
- B. THAT the City's R.R.A.P. staff, in consultation with officials of Central Mortgage & Housing Corporation, prepare a report on the implications of R.R.A.P. fundings on low cost rental housing for the Community Services Committee as soon as possible.

(During discussion of the foregoing, Alderman Gerard requested the owner of 2020 Vine Street to extend the notice of termination to tenants of 2020 Vine Street for one month beyond December 31, 1977.)

Continued. . . .

Report to Council
Standing Committee of Council on Community Services
December 1, 1977

(II-3)

3. Prostitution Report

City Council, at its meeting on November 1, 1977, when considering a memorandum dated October 28, 1977 (copy circulated) from the Mayor and after hearing delegations, passed the following motion:

"THAT the Chief Constable's report on prostitution in the West-End be referred to the Standing Committee on Community Services for consideration of the portions of the report which come within Council's jurisdiction, including other related matters such as juvenile problems, Granville Street Task Force and any proposed changes to the Criminal Code."

Appearing before the Committee on this matter was Police Supt. T. Herdman along with other representatives of the Police Department. Also in attendance were persons who appeared before Council as delegations on this matter.

The Committee had before it for consideration the report "Street Prostitution in Vancouver's West End" submitted by the Chief Constable, copies of which were distributed to members of Council earlier.

Supt. Herdman and other members of the Police Department reviewed for the Committee their report during which it was pointed out that uniformed police officers are unable to do their job in uniform in endeavouring to control prostitution.

The Police suggested that more appropriately worded laws are required in order that uniformed policemen can deal with the prostitution problem and the Committee's attention was directed by the police to the section in their report entitled "Frustrations, Concerns and Recommendations".

During discussion, the Committee was advised that approximately 40% of the pimps operating in the City of Vancouver are from outside Canada and it was noted from the Police report that a new Immigration Act presently before the Senate, and which is expected to become law in 1978, does not include the existing Section 5(E) which states "No person shall be permitted to enter Canada if he is a prostitute, homosexual, pimp or a person procuring prostitutes for the purpose of prostitution."

It was the feeling of the Committee that Section 5(E) should be retained in the Immigration Act and that the wording be amended to delete the reference to homosexuals.

The Committee also noted a recommendation contained in the Police report that the present Soliciting Section in the Criminal Code be changed to include "or loiters" and that this section would then read, "Every person who solicits any person or loiters in a public place for the purpose of prostitution, etc.".

The Committee expressed some concern that there could be difficulty in proving that a person was loitering for the purpose of prostitution.

The Committee also noted that the Police Department is suggesting reinstatement of the City's 1972 by-law that required landlords to report unattached juveniles on their premises.

Continued

Clause No. 3 Continued

The Committee noted the opinion expressed verbally by the Police representatives that court procedures do not seem to have much effect in controlling prostitution because existing law appears to be weak, and it was suggested that another avenue of approach to the entire problem of prostitution would be that City Council could consider suspending the business licenses of restaurants, cabarets, hotels or any other business where prostitution related offenses may be taking place.

Following discussion, it was

RECOMMENDED

- A. THAT City Council request the Federal Government to retain the existing Section 5(E) of the Immigration Act and that it be reworded as follows:

"No person shall be permitted to enter Canada if he or she is a prostitute, pimp or a person procuring prostitutes for the purpose of prostitution."

- B. THAT the Police Department be encouraged to bring to the attention of City Council, through the Community Services Committee, any restaurants, cabarets, rooming houses, hotels or any other business at which the Police Department suspects prostitution related offenses are taking place and that City Council consider suspending the business licenses of such premises.
- C. THAT the Police recommendation that the present Soliciting Section in the Criminal Code be changed to include the words "or loiters" and the suggestion that the City reinstate the by-law which required landlords to report unattached juveniles on their premises, be referred to Crown Counsel for comment and referred back to the Community Services Committee.

4. Provincial Liquor Regulations -
 Meeting with General Manager

City Council, on November 8, 1977, when considering an application from the Princeton Hotel for an extension to the hours of operation for a new "pub" located within the hotel's existing beer parlour, and after hearing delegations in connection with this application, passed the following motion:

"THAT this whole matter be deferred until officials from the Liquor Control and Licensing Branch of the Provincial Government appear before the Community Services Committee as requested."

Appearing before the Committee this date were Mr. V. Woodland, General Manager of the Liquor Control & Licensing Branch, the Director of Permits & Licenses, and representatives from the B.C. Hotels Association, the Princeton Hotel and Local 40 of the Hotel, Restaurant & Culinary Employees & Bartenders Union.

The Chairman advised that Council had requested a meeting with Mr. Woodland as a result of an application by the Princeton Hotel to extend the operating hours of the "pub" located within the beer parlour from the present 11:00 P.M. closing time to 11:30 P.M., which would coincide with the operating hours of the beer parlour.

Continued

Report to Council
 Standing Committee of Council on Community Services
 December 1, 1977

(II-5)

Clause No. 4 Continued

Mr. Woodland explained to the Committee that the "A" class liquor license, which is issued for the new type of "pub" located within hotel beer parlours, permits the serving of hard liquor and requires that food be served. He added that this "A" class license attracts a different type of clientele, in particular women who do not prefer to drink beer in a beer parlour. This has been the experience in neighbourhood pubs as well.

In response to a question by the Committee regarding the Liquor Control & Licensing Branch policy rejecting pre-clearance approval for neighbourhood pubs proposed on arterial streets, Mr. Woodland indicated that the Attorney-General's department is endeavouring to discourage drinking drivers and locating licensed premises near arterial streets is not compatible with this program.

Mr. Woodland was asked whether there is any restriction to prevent persons going into the new holding bars and having a drink without ordering any food from the adjacent restaurant and he replied that the holding bars, which can only be up to 25% of the floor area of restaurants, were instituted following pressure from restaurant operators who previously were not allowed to serve liquor without food.

The Committee again considered the application of the Princeton Hotel which, when first considered by the Committee on September 29, 1977, a motion to approve an extension of the operating hours for the pub was lost.

Concern was expressed by the Committee that if the City agrees to the request of the Princeton Hotel to extend the operating hours of the pub within its beer parlour, it would have to treat all other applications favourably.

A spokesman from the Princeton Hotel pointed out that by requiring the pub to close earlier than the beer parlour, the City would not be restricting consumption of alcohol because pub patrons would merely move into the beer parlour at 11:00 P.M.

A motion to approve an extension of the operating hours for the pub until 11:30 P.M. was made and was lost.

5. Request for Used City Vehicle -
Grandview Free Store Workshop Society

The Committee had before it for consideration a Manager's report dated November 24, 1977 (copy circulated) in which the Director of Social Planning reported on the request of the Grandview Free Store Workshop Society for a used City vehicle to assist in the collection and distribution of used clothing, furniture and appliances to low income residents of East Vancouver.

In the report, the Director of Social Planning had recommended a grant of \$600.00 to cover the acquisition of a used City vehicle.

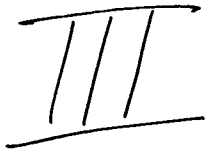
Following brief discussion, it was

RECOMMENDED

THAT City Council approve a grant of \$600.00 to the Grandview Free Store Workshop Society to cover the acquisition of the used City vehicle identified as SN 1180 and that this vehicle be transferred on an "as is where is" basis. The transfer and licensing fees to be borne by the Society.

The meeting adjourned at approximately 4:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 740



REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

December 1, 1977

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, December 1, 1977, at 2:00 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK: M.L. Cross

RECOMMENDATIONS

1. Open Space East of Denman

The Committee considered a report of the City Manager dated November 24, 1977, (copy circulated) in which the Director of Planning provides information on the results of recent consultation with West End residents on the subject of open space east of Denman Street and recommends that consultation continue during 1978.

The report notes that some support has been expressed for the previous Traffic Scheme II, cancelled by Council in 1975, but no specific action is intended with respect to Traffic Scheme II without further report to the Standing Committee on Transportation.

RECOMMENDED

THAT the report of the City Manager dated November 24, 1977, be received, and that consultations with residents, the City Engineer, Director of Finance, Park Board and Fire Chief continue, to be followed by a further report in 1978.

2. The Residential Rehabilitation Assistance Program - Status Report

The Committee considered a report of the City Manager dated November 21, 1977, forwarding a report of the Director of Planning of the same date (copies circulated) in response to Council's instructions of July 26, 1977, that the Director of Finance and the Director of Planning report before the end of the year regarding experience with the administration of RRAP in the 1976 N.I.P. areas; the desirability of the City assuming responsibility for RRAP administration in the 1974 and 1975 N.I.P. areas and the future staffing requirements for continued City RRAP administration.

With respect to RRAP in the 1976 N.I.P. areas (Riley Park and Grandview-Woodland), \$281,000 in loan funds have been committed for rehabilitating 65 dwelling units. There are 310 applications pending.

RRAP administration to November 10, 1977, has cost the City \$43,080. During the same period, City RRAP staff have earned \$51,320 in agency fees. The present staff and structure is sufficient to deal with the current rate of applications. If the applications continue at the current rate, RRAP administration costs to the City will be recoverable. The City is committed to administer RRAP in the 1977 N.I.P. areas, Kensington and Kiwassa, and it is proposed to hire one RRAP Promoter and two RRAP Advisors for this purpose.

cont'd....

Report to Council
 Standing Committee on
 Planning & Development
 December 1, 1977

(III - 2)

Clause No. 2 continued

RRAP for the 1974 N.I.P. areas (Kitsilano, Cedar Cottage, Mt. Pleasant) is currently administered by C.M.H.C. It is proposed that the City assume the administration for the 1974 N.I.P. areas.

RECOMMENDED

- A. THAT the City expand the existing RRAP Agency Agreement with Central Mortgage and Housing Corporation to include the 1974 and 1975 N.I.P. areas subject to the satisfaction of the Director of Legal Services.
- B. THAT the positions of RRAP Promoter be transferred from the Neighbourhood Improvement Program to RRAP Administration for the following N.I.P. areas:

Kitsilano	- terminating December 31, 1978
Cedar Cottage/Mt. Pleasant	- terminating December 31, 1978
Riley Park	- terminating April 30, 1981
Grandview-Woodland	- terminating April 30, 1981
- C. THAT the position of RRAP Promoter in the Downtown Eastside N.I.P. area be terminated as of December 31, 1977.
- D. THAT the following new positions be established:

Senior Clerk	- terminating April 30, 1981
Kensington Promoter	- terminating April 30, 1981
Kensington Advisors	- terminating April 30, 1981
(2 positions)	
Kitsilano Advisor	- terminating December 31, 1978
Cedar Cottage/ Mount Pleasant Advisor	- terminating December 31, 1978

and the Director of Personnel Services be instructed to classify these positions and submit his report to the City Manager for approval.
- E. THAT the salaries and related administration costs totalling \$165,726.00 as detailed in Appendix V of the Planning Department report dated November 21, 1977, be approved and be included in the Planning Department's RRAP Administration budget and that the purchase of equipment be approved in advance of the 1978 Budget.
- F. THAT the Director of Planning be instructed to provide a status report on RRAP administration on a semi-annual basis.
- G. THAT the Directors of Planning and Permits & Licenses be instructed to report back on the implications of the RRAP Program being extended to include hotels and rooming houses, during 1978, if and when the pending Legislation is in place.
- H. THAT Central Mortgage and Housing Corporation be requested to review the current income and interest rates guidelines employed by the RRAP Program with a view to bringing them more in line with the current economic situation in Canada.
- I. THAT Central Mortgage and Housing Corporation be requested to review the Agency Agreement fee structure now and annually thereafter, to ensure that increases in salary and other costs, including inflationary factors, incurred by the City are adequately covered.

Report to Council
 Standing Committee on
 Planning & Development
 December 1, 1977 (III - 3)

3. Status of Rezoning Applications

Mr. R. Scobie, Zoning Administration Group Leader, presented to the Committee a revised format for reporting rezoning applications (on file in the City Clerk's Office).

Mr. Scobie advised that in the current format, applications are listed by date of submission. It is proposed that individual applications now be broken down and placed in various categories i.e. applications being processed, those for each Public Hearing date, those awaiting Public Hearing, those awaiting enactment and those which have been withdrawn or are being held for various reasons.

The Committee agreed that from this format it would be much easier to determine at a glance the number of applications in each stage of the processing.

RECOMMENDED

THAT the revised format for reporting rezoning applications to the Committee be approved.

INFORMATION

4. London Plane Trees

A member of the Committee enquired as to why this matter had not been included as an Agenda item.

The City Manager advised that the Provincial Government has decided that they will not be planting London Plane trees on the Provincial Government complex on Blocks 51/61/71 Downtown. There is no reason for the City to consider London Plane trees on its property adjacent to the complex. However, the Park Board feel there are other places in the City where London Plane trees would be appropriate. There will be an information report before the Committee when all discussions are finalized.

Alderman Gibson wished to have it recorded that London Plane trees are the most disease-free tree in the whole of London, and they are not as troublesome as has been reported. They require only a small amount of soil and normal rain water and have been planted over drains, sewers, etc., without any problems.

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The meeting adjourned at approximately 2:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 741



PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

December 1, 1977

A meeting of the Standing Committee on Transportation was held on Thursday, December 1, 1977, at approximately 4:05 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
 Alderman D. Bellamy
 Alderman M. Ford
 Alderman M. Harcourt
 Alderman H. Rankin

CLERK: J. Thomas

RECOMMENDATION:

Request for Transit Service:
Vancouver Museum/Planetarium and Archives Complex

The Committee had for consideration a Manager's Report dated November 21, 1977, (circulated) in which the City Engineer reported on requests for a bus service to serve the Vancouver Museum/Planetarium and Archives Complex at Vanier Park.

Requests had been received from the Director of the Vancouver Museum and Planetarium Association, the Vancouver Council of Women, Vancouver Historical Society, Primrose Conservative Club, as well as individual citizens. Representatives of the Museum and Planetarium Association, Council of Women, and B.C. Hydro were present and participated in the discussion.

The City Engineer reported City officials had studied the bus service proposals with B.C. Hydro staff, but although it was known the complex attracted over 750,000 visitors annually, a bus service could not be justified because there was insufficient information reflecting event schedules and resultant travel behaviour. To overcome this deficiency it was proposed a survey be conducted in conjunction with the Vancouver Museum and Planetarium Association and B.C. Hydro involving the determination of the number of persons attending events at the Museum/Planetarium during a two-month period commencing in March/April, 1978, and projecting the data over a 12-month period. As part of the survey, questionnaires would be distributed requesting information on means of transportation, suitability of transit if bus service were provided, and other pertinent travel behaviour data.

It was indicated in the report that if a bus service was found to be necessary and B.C. Hydro concurred, street improvements would be required on the potential bus route. Two such routes might possibly be: an extension of the existing bus service from Cornwall Avenue via Cypress, Greer and Chestnut; or an expansion of a future False Creek bus service into the Vanier Park complex. In the long term Vanier Park could possibly provide the western terminus for the proposed rail link connecting False Creek, the Central Waterfront, and Stanley Park.

Mr. D. Rudberg, Assistant City Engineer - Traffic Division, and Mr. V. Sharman, Manager, Planning and Scheduling, B.C. Hydro, reviewed aspects of the report with the Committee.

Mr. C.W. Tosdevin, Executive Director, Vancouver Museum and Planetarium Association, indicated the Association's willingness to participate in the survey and cost share the project on the basis of one-third each to be contributed by the City, Hydro and Association. Mr. Tosdevin felt the total of 750,000 visitors noted in the report was a conservative estimate. Between 950,000 - 1 million visitors visited the complex this year and the figures were increasing every year.

Cont'd . . .

Part Report to Council
 Standing Committee of Council
 on Transportation
 December 1, 1977 (IV - 2)

Request for Transit Service:
Vancouver Museum/Planetarium and Archives Complex

Mrs. E. Armstrong spoke for the Community Music School, which is also located in the Vanier Park complex, and stressed the need for a bus service for the 1,400 students who attended the school up to three times a week.

Mrs. Theresa Galloway, Vancouver Council of Women, expressed the concerns of her organization and maintained a survey was not required because the need was obvious. The lack of adequate transportation facilities prevented many citizens from attending events at Vanier Park, particularly senior citizens, handicapped persons, tourists, and students. Many of Vancouver's Pioneer citizens had to refuse invitations for special functions at the City Archives because there were no buses. The Council of Women supported the introduction of a route - daytime only if necessary - extending the Macdonald bus in a loop from Cornwall Street to Vanier Park and back on to Cornwall.

Members of the Committee referred to the length of time involved before the results of the survey were known and questioned the Hydro representatives on the feasibility of introducing a jitney service similar to that serving Vancouver Airport.

Following further discussion, it was

RECOMMENDED,

- A. THAT a joint travel survey be conducted on potential transit ridership by B.C. Hydro, and Vancouver Museum and Planetarium, and the Engineering Department in March and April, 1978, with costs to be shared equally.
- B. THAT the findings of the survey be reported back to the Transportation Committee in July, 1978.

The meeting adjourned at approximately 4:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 741

V

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

DECEMBER 1, 1977

A Special meeting of the Standing Committee of Council on Community Services was held on Thursday, December 1, 1977, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Ford
 Alderman Gerard
 Alderman Marzari

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Day Care

The Community Services Committee, on August 4, 1977, was in receipt of the report "Day Care: 1977" submitted by the Vice-Chairman of the Committee, Alderman Marzari, and deferred consideration of the report until the City Manager's report on the topic of day care was completed.

The Committee had before it for consideration the report "Day Care: 1977" (copy on file in City Clerk's office).

Also before the Committee for consideration was a City Manager's report dated November 10, 1977 (copy circulated) in which the Director of Social Planning identified several problems encountered by day care centres, many of which involve the current system of Provincial Government funding and administration.

Copies of both reports had been mailed to over 140 day care centres, pre-school centres and kindergartens and operators of these centres were advised of the meeting. Well over 100 representatives appeared before the Committee.

The Chairman called for delegations and representations were heard as follows:

- Ms. Kirstie Shoolbraid, a member of the Ad Hoc Committee which prepared the report "Day Care: 1977", reviewed the report which she helped to compile and urged the Committee to examine the reasons why day care centres encounter problems.
- Ms. Emily Campbell, also a member of the Committee which prepared the report "Day Care: 1977", distributed to the Committee a brief listing facts on the funding of day care in the Lower Mainland and advised the Committee that current salaries for day care supervisors range from \$2.76 per hour up to \$5.90 an hour. She stated that the current subsidies are inadequate and methods used to determine eligibility for subsidies are inappropriate. Ms. Campbell pointed out that day care centres have fixed costs and variable incomes and that a block grant program would be the most logical method to ensure that day care centres which encounter financial difficulty will continue operation.

Continued

Clause No. 1 Continued

- Ms. Susan Anderson of the Social Planning Department spoke to the City Manager's report and advised that the report comments on issues which have come to City Council's attention. She reviewed the various problems encountered by day care centres as listed in the Manager's report and gave brief explanations for the recommendations contained in the report.
- Ms. Marjorie Phelps of Day Care Information Centre advised that there are 77 day care centres operating in the City and that approximately 3/4 of the registrations are subsidized to varying degrees. In response to questions from the Committee, she indicated there are 146 day care vacancies at present and this vacancy rate may be reflective of the increasing costs of day care.

The Committee noted the current subsidy level is \$140.00 per child per month for over three year olds and in response to questions, Ms. Phelps indicated that a subsidy level of \$175.00 would be more appropriate to cover existing costs.

The sliding scale which determines the family contribution to day care based on the family income should also be increased, possibly at the same rate that the cost of living has increased since the sliding scale was adopted.

- Ms. Arlene Kelland, president of the Social Service Employees Union Local No. 2, presented a brief to the Committee in support of block funding for day care, restructuring parent fee subsidies, the establishment of a day care regional board and the establishment of emergency funds for day care centres in financial crisis. Ms. Kelland advised that employees at 28 day care centres are organized under the Social Service Employees Union.
- Ms. Frances Dickson of the Spare Time Fun Centre read and presented copies of a brief. The Spare Time Fun Centre is an out of school day care operation for children 6 to 12 years, and Ms. Dickson suggested that an increase in the subsidy allocated for such centres from the present \$50.00 per month to \$75.00 is necessary.
- Ms. Katherine Roback of the Mount Pleasant Child Care Centre which operates two centres, one for under 3 year olds and one for over 3 year olds, addressed the Committee and urged the establishment of a block grant system for day care centres.
- Mr. Doug Slight of Cedar Cottage Neighbourhood Services presented a brief advising that Provincial Government policy will not provide day care subsidies for immigrant families until they have lived in Canada for three years. Mr. Slight also urged the establishment of a block funding system to ensure that centres whose enrollments have dropped would remain operating.
- Ms. Joyce Diggins, a member of the Committee which prepared the report "Day Care: 1977", also recommended that a system of block grants be established and advised that representatives of day care centres would be willing to travel to Victoria in an endeavour to secure better funding arrangements for day care centres.

Continued

Report to Council
 Standing Committee of Council on Community Services
 December 1, 1977

(V-3)

Clause No. 1 Continued

- A man from a day care society operating in a church suggested that increased enrollments in each day care centre would make them more viable economically.

(At this point, Alderman Gerard left the meeting.)

- Another representative from a day care centre pointed out that day care centres face a variety of costs, among them City charges for sand, garbage collection and water.
- A representative from a day care centre in the West End suggested that private day care centres should be included in any block grant system.

During discussion, it was the feeling of the Committee that a community organizer may be needed to assist the day care centres and that possibly a grant could be made to hire such a worker.

Following deliberation by the Committee of the two reports and the submissions received this date (copies are on file in City Clerk's office), the Chairman suggested that a further written report from Social Planning providing more detailed information in the following areas is needed:

- the block funding concept;
- the existing and a proposed level for day care subsidies;
- the need for a City-wide organization for day care centres and the proposal for a grant for a community organizer;
- the current ranges of staff salaries at day care centres;
- the existing regulations pertaining to immigrant families and day care centres; and
- the circumstances of student-parents who wish to attend school while sending their child or children to day care.

Following discussion, it was

RECOMMENDED

THAT the report "Day Care: 1977" and the City Manager's report dated November 10, 1977, be received, and the Director of Social Planning be requested to prepare a further report to the Community Services Committee on the topics outlined by the Chairman.

The meeting adjourned at approximately 10:10 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 742

REPORT TO COUNCIL

SPECIAL JOINT MEETING OF
STANDING COMMITTEE ON FINANCE AND ADMINISTRATION
AND
VANCOUVER SCHOOL BOARD FINANCE COMMITTEE

December 7, 1977

A Special joint meeting of the Standing Committee of Council on Finance and Administration and the Vancouver School Board Finance Committee was held on Wednesday, December 7, 1977, at 4:00 p.m., in the No. 3 Committee Room, third floor, City Hall.

<u>PRESENT:</u> Mayor Volrich, Chairman	Trustee Andrew, Chairman
Alderman Brown	Trustee Brown
Alderman Gerard	Trustee Pratt
Alderman Gibson	Trustee Westlake
Alderman Marzari	

ALSO

PRESENT: Alderman Ford
Dr. D. Lupini, Superintendent of Schools
Mr. J.E. Robertson, Head of Business Administration
Mr. A. Patterson, Assistant Head of Business Administration
City Manager
Director of Finance

ABSENT: Alderman Puil

CLERK: G. Barden

INFORMATION

1. Information Regarding City and School Board Financing

An information report dated November 1, 1977, prepared by Mr. P. Leckie, Director of Finance, in co-operation with Mr. J.E. Robertson, Head of Business Administration, Vancouver School Board, was submitted to the Standing Committee of Council on Finance and Administration and the Vancouver School Board Finance Committee at a joint meeting held to discuss mutual financial concerns. Mr. Robertson requested that the line on page 4 - "Of this amount 50 percent (on a provincial basis) is financed by government grants," be replaced with "The portion to be raised by the Provincial basic levy is established by the Ministry,".

The report includes information on growth in revenues 1967-1977, tax levy growth, effect of the Homeowner Grant on school taxes, distribution of total revenues by source 1967 and 1977, population and pupils, and Provincial basic education grant formula.

The Mayor stated that the Provincial Government had indicated an increase in the mill rate a few days ago and he has requested a meeting with the Premier and Minister of Finance as the Minister of Education indicated it was not his decision, but policy of the Government in determining its contribution to the basic education program.

The Committees discussed the points set out in the report, including the declining enrollment and student teacher ratio. It was noted that a preliminary report has been prepared by the task forces set up to study declining enrollment and further reports will be done. The Director of Planning is involved with the study and City Council and Civic staff are kept informed of progress.

cont'd....

Report to Council, Special Joint
Meeting of Standing Committee on
Finance & Administration and
Vancouver School Board Finance
Committee, December 7, 1977 (VI - 2)

Clause No. 1 continued

Another concern that received emphasis was the number of handicapped children who are sent to Vancouver from other areas because of the better facilities available and Vancouver taxpayers must pay for their education costs. Also, the special needs classes for the handicapped must be kept at 10 to 15 students so that the teacher can cope and this increases the costs. The School Board is endeavouring to have these special needs classes financed in a different manner than the present formula and would like to get a direct grant from the Provincial Government to cover it. The members of the City's Finance Committee agreed this should be pursued and Mayor Volrich stated that the City would be pleased to assist the School Board in this direction and he would request the U.B.C.M. to approach the Provincial Government on this. The Mayor suggested that the School Board forward any data they have that would be of assistance.

Following further discussion, the Mayor thanked the Vancouver School Board Finance Committee for coming to the meeting and it was agreed the exchange of information was very helpful and gives a better understanding of each others financing and concerns.

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The meeting adjourned at approximately 5:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 742

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

VII

DECEMBER 8, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, December 8, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, November 24, 1977, were adopted as circulated.

RECOMMENDATION

1. False Creek Handicapped Residence

The Chairman had agreed to consider the matter of a ruling that the second floor or lounge at the False Creek Handicapped Residence not be used by handicapped residents because of an unsatisfactory fire escape ramp.

Appearing before the Committee on this matter were representatives of the Lower Mainland Society for Residences for the Physically Handicapped (operators of this particular residence), representatives from the Canadian Paraplegic Association, the Director of Environmental Health, the Director of Permits & Licenses, the Chief Fire Warden, a representative from the Social Planning Department, a representative from the False Creek Development Group and residents of the building in question.

The Committee had before it for consideration a City Manager's report dated December 7, 1977 (copy circulated) in which the City Manager forwarded copies of three letters from officials pertaining to the fire escape and the use of the second floor lounge at this building.

During discussion of this matter, it was explained that the ramp exits from the second floor of the building at the height of 12'6", that the ramp is approximately 120' long with an incline of one in twelve, and that because the building owners were unable to secure an easement to have the ramp land on their neighbour's property, there is a 180° turn near the end of the ramp.

A spokesman for the Lower Mainland Society for Residences for the Physically Handicapped told the Committee that all handicapped persons in wheelchairs who are residents in the building are able to successfully negotiate the ramp except for one resident.

During discussion, it was noted that the City Medical Health Officer had recommended to the Provincial Community Care Licensing Board that use of the lounge or multi-purpose room on the second floor be restricted to those residents who can demonstrate by actual experience that they can navigate the ramp unaided.

Continued

Report to Council
 Standing Committee of Council on Community Services
 December 8, 1977

(VII-2)

Clause No. 1 Continued

However, this recommendation was not accepted by the Community Care Licensing Board in Victoria. The Committee expressed some concern that because of the ruling, the lounge had been unused for some months and it was the feeling of the Committee that it should be advised of cases where buildings or rooms are rendered useless by such rulings.

The Committee concluded that the most appropriate approach to this problem was to appeal directly to the Community Care Licensing Board.

Following discussion, it was

RECOMMENDED

- A. THAT the City support an appeal by the Lower Mainland Society for Residences for the Physically Handicapped to the Community Care Licensing Board in Victoria on the Board's ruling in respect of the second floor exit ramp from the False Creek Handicapped Residence.
- B. THAT City Council's Community Services Committee be represented at the hearing of the appeal.
- C. THAT whenever a building or portion of a building is closed down for any reason, that City officials report in writing the reasons for such closure immediately to City Council's Community Services Committee.
- D. THAT inspectors use appropriate discretion in the enforcement of the Community Care Licensing Board's ruling pertaining to the second floor lounge or multi-purpose room at the False Creek Handicapped Residence until an appeal of the Board's ruling regarding the exit ramp is heard.

2. Lodging House at 309 Carrall Street

City Council, on November 8, 1977, approved the following recommendation from the Community Services Committee:

"THAT consideration of the condition of 309 Carrall Street be deferred for thirty days during which the Committee expects the owner to make substantial efforts to bring the building up to City Health Department standards, and that the Medical Health Officer report to the Community Services Committee upon expiry of the thirty days."

The Committee had before it for consideration a City Manager's report dated December 7, 1977 (copy circulated) in which the Medical Health Officer and the Director of Planning reported on the current status of the lodging house at 309 Carrall Street.

It was noted from the Manager's report that the situation appears satisfactory at this time in relation to the Lodging House By-law and that a development permit application requesting a change of use in this building is under consideration.

Continued

Report to Council
 Standing Committee of Council on Community Services
 December 8, 1977

(VII-3)

Clause No. 2 Continued

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated December 7, 1977
 on the lodging house at 309 Carrall Street be received.

(During discussion of the foregoing, Alderman Rankin inquired of the Director of Environmental Health the status of the Jay Rooms on Cordova Street, which had been subject of an earlier complaint, and was advised that the Jay Rooms has been converted from a lodging house to a single family residence.)

INFORMATION

3. Request for Surplus City Furniture and Equipment -
 Sunrise East Learning Centre Society

Subject to certain procedures and guidelines, the Committee was authorized by City Council on April 23, 1974, to approve the sale of surplus City furniture and equipment, for which the City has no further use, to non-profit organizations for a nominal sum.

The Committee had before it for consideration a form (copy circulated) forwarded by the Director of Social Planning who recommended the sale of \$577.00 worth of surplus City furniture and equipment to the Sunrise East Learning Centre Society for \$61.73.

Following discussion, it was

RESOLVED

THAT the sale of surplus City furniture and equipment valued at \$577.00 to the Sunrise East Learning Centre Society for \$61.73 be approved.

RECOMMENDATION

4. Grant Request: Neighbourhood Services Association -
 Mount Pleasant Neighbourhood House

The Committee had before it for consideration a City Manager's report dated November 28, 1977 (copy circulated) in which the Director of Social Planning reported on the application of Neighbourhood Services Association for an additional \$11,000.00 grant from City Council.

Appearing before the Committee on this matter were representatives of Neighbourhood Services Association and the Deputy Director of Social Planning.

During discussion, the Deputy Director of Social Planning explained that as this grant application is for funds to cover a deficit and that as City Council policy does not permit grants to cover deficits, he had recommended that Council not approve the additional grant.

It was noted from the Manager's report that City Council had already this year approved a grant of \$126,000.00 toward the six neighbourhood house operations of Neighbourhood Services Association and a further \$15,000.00 for the Frog Hollow youth worker.

Continued

Report to Council
 Standing Committee of Council on Community Services
 December 8, 1977

(VII-4)

Clause No. 4 Continued

During discussion, representatives of Neighbourhood Services Association indicated to the Committee that the \$11,000.00 applied for would, if granted, mean that the association could receive other grants totalling close to \$40,000.00 from other sources.

During discussion, the Committee felt that it should abide by the City policy of not approving grants to cover deficits, and in response to a question by the Committee, the Deputy Director of Social Planning advised that a non-recurring capital grant to the association as a reimbursement would be within City policy.

Following discussion, it was

RECOMMENDED

- A. THAT City Council approve a non-recurring capital grant of \$11,000.00 as a reimbursement to Neighbourhood Services Association.
- B. THAT City Council request the Provincial and Federal Governments to include sufficient funds as part of grants to cover the legitimate and necessary costs of administration and supervision of programs funded by such grants.
- C. THAT Neighbourhood Services Association be requested to consult with the Director of Social Planning prior to any future capital or operating expansion which will result in an increase in an existing grant request or a new grant request to the City.

5. Sale of Rubbing Alcohol

The Committee had before it for consideration a City Manager's report dated November 29, 1977 (copy circulated) in which the Director of Legal Services, the Director of Permits & Licenses, and the Chief Constable reported, in response to the Committee's request, on the indiscriminate retail sale of rubbing alcohol.

Appearing before the Committee on this matter were the Director of Permits & Licenses, representatives of the Police Department, the Director of Legal Services and Mr. Bruce Eriksen of the Downtown Eastside Residents' Association.

The Chairman opened discussion by recalling that the Committee had been in receipt of a complaint regarding the operation of Bromley Wholesale Drugs and he inquired of the officials present what the status of an investigation into this company is.

The officials replied with reference to the Manager's report that a thoroughly satisfactory documented report should be prepared prior to City Council proceeding with any show cause hearings. The Police replied that they had been shown a voucher that this particular company had returned 94 of 100 cases, each containing twelve 16-oz. bottles, of rubbing alcohol back to the manufacturer, Wampole Limited.

During the Police Department's explanation of their investigations into ten grocery stores, it was revealed that one operation was found to have received 41 cases of rubbing alcohol during a one month period.

Continued

Report to Council
 Standing Committee of Council on Community Services
 December 8, 1977

(VII-5)

Clause No. 5 Continued

The Chairman suggested that this fact alone would be sufficient for the Committee to recommend to Council that the operator of this particular business be requested to appear before Council to show cause why his business licenses should not be suspended.

The Director of Legal Services replied that City officials should gather specific evidence that a large volume of product is being sold before proceeding with any show cause hearing, and added that the City, in some cases, may be required to go to court to have a business operation closed.

The Chairman instructed the officials present that they let it be known to businesses retailing rubbing alcohol that the City will consider suspending their business licenses if unusually large volumes of rubbing alcohol are being sold or if they have more than the permitted volume of stock on hand.

Mr. B. Eriksen of the Downtown Eastside Residents' Association exhibited to the Committee four large plastic bags full of empty rubbing alcohol and "Lysol" air spray containers which, he said, had been collected from streets and lanes in the Downtown Eastside.

Mr. Eriksen advised that severely ill persons are buying "Lysol" air spray, puncturing the cans with a nail and drinking the ingredients which, he said, are 67% alcohol.

Mr. Eriksen strongly urge the Committee to take action to restrict the large volume of rubbing alcohol, air spray, bay rum and other products being consumed by these sick persons.

The Director of Permits & Licenses indicated to the Committee that reports on premises selling large volumes of rubbing alcohol will be prepared and submitted to the Committee as quickly as possible.

Following discussion, it was

RECOMMENDED

- A. THAT the City Manager's report dated November 29, 1977, on the sale of rubbing alcohol, be received.
- B. THAT City officials be instructed to constantly monitor the sale of rubbing alcohol in the City and report to the Community Services Committee on a monthly basis on the sale of rubbing alcohol and similar products.

(During discussion of the foregoing, Alderman Bellamy requested a written report from City officials on the chemical content of "Lysol" air spray.)

6.. Teenage Discotheques

The Committee had before it for consideration a City Manager's report dated November 29, 1977 (copy circulated) in which the Director of Permits & Licenses, in response to the Committee's recommendation of September 15, 1977, reported on areas of the City that teenage discotheques should be permitted in, the feasibility of allowing 13 to 15 year olds to attend teenage discotheques, the hours of operation for this new type of business and the type of mechanical games which should be permitted in teenage discotheques.

Continued

Clause No. 6 Continued

Following brief consideration, it was

RECOMMENDED

THAT the License By-law be amended to permit teenage discotheques, subject to the following regulations:

- a) Council approval required before license is issued.
- b) Hours of operation:
 - 6:00 p.m. to 10:00 p.m., Monday to Thursday during school term
 - 6:00 p.m. to midnight on Friday and Saturday on a school day preceding a statutory holiday.
 - 4:00 p.m. to midnight Monday to Friday during school vacation periods.
- c) Minimum age for patrons 15 years, maximum age 18 years except on Saturdays between the hours of 1:00 p.m. and 5:00 p.m. the age will be restricted to a minimum age of 13 years and a maximum age of 15 years.
- d) Adult supervision to be provided at all times to the satisfaction of the Chief Constable.
- e) Operator not allow any person to enter the premises who is in possession of or under the influence of liquor or drugs.
- f) Games room to be permitted subject to the type of amusement machines being approved by the Chief License Inspector.

7. Liquor Permit Application - 352 Water Street

The Committee had before it for consideration a City Manager's report dated December 6, 1977, in which the Director of Planning reported on the application of Mr. Roger Gibson for an expansion of his cabaret known as "Pharaoh's" as follows:

" The above noted Development Permit Application has been filed by Roger Gibson to alter a 850 sq. ft. portion of an area (which was previously used as ancillary office and storage) for additional seating for the existing cabaret.

The proposed development is situated on the south side of Water Street between Cordova and Cambie Streets in a predominantly commercial area.

Council, when dealing with a recommendation from the Standing Committee on Community Services of August 4, 1977, requested that all applications for new liquor outlets be first referred to them.

The proposed area for additional seating will have an assembly area of approximately 671 sq. ft. or be approximately 24% of the total area of the existing cabaret and will have a seating capacity for 54 persons.

The seating capacity of the total cabaret, including the additional area, will be approximately 168 persons.

Continued

Report to Council
Standing Committee of Council on Community Services
December 8, 1977

(VII-7)

Clause No. 7 Continued

" The Director of Planning is prepared to approve this application but, prior to final consideration, is referring the matter to Council through the Standing Committee on Community Services for consideration in accordance with Council's resolution:

'This request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration.' "

Appearing before the Committee on this matter were the applicant Mr. Roger Gibson and a representative from the Planning Department.

The Planning Department spokesman advised that the Director of Planning's report should be amended in that the total seating capacity of the cabaret, with the additional area applied for, will be 222 persons, not 168 as stated in the report.

During discussion, the Chairman noted that in a previous application involving another business establishment it came to light at the Committee level that a particular business establishment was the source of a number of problems, and the Chairman suggested that in all future reports pertaining to licensed premises there should be comments from the Police and Health Departments on whether the operation is being conducted satisfactorily.

Following consideration, it was

RECOMMENDED

- A. THAT the Director of Planning be advised that City Council has no objection to the issuance of a development permit to Mr. Roger Gibson to alter a 850-sq. ft. portion of his business at 352 Water Street for additional seating for the existing cabaret as outlined this day by the spokesman for the Director of Planning.
- B. THAT City officials be requested that in all future reports to the Community Services Committee pertaining to licensed premises, that comments from the Chief Constable and the Medical Health Officer on the operation of such businesses be incorporated into such reports.

The meeting adjourned at approximately 3:15 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 743 & 744



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

DECEMBER 8, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, December 8, 1977 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Kitsilano N.I.P. - Sale of Properties in the
1900 Block West 2nd Avenue

The Committee considered a report of the City Manager dated November 30, 1977 (on file in the City Clerk's office). In the report the Director of Planning advises that one of the main priorities of the Kitsilano Neighbourhood Improvement Programme was the provision of low-moderate income housing for families and/or senior citizens. In March and April, 1975 N.I.P. funds were used to purchase Lots 28 to 31, Block 216, District Lot 526 (known as 1937 to 1953 West 2nd Avenue) for a total price of \$197,039.38 cost shared Federal \$98,519.69, Provincial \$49,259.48 and City \$49,259.48.

The Kitsilano Citizens Planning Committee investigated various methods for getting non-market housing developed on the site. They felt co-operative housing would best fit their development criteria and selected the Nasaika Co-op, a sub-group of the Community Alternatives Society.

A development permit application has been filed and Central Mortgage and Housing Corporation has approved the proposal. Before they can fund it, however, they need to know what the land cost will be.

City Council has agreed that when City-owned land is to be leased for non-market housing, the value of the lease is set at two-thirds of full market value. In this instance the Co-op would prefer to purchase the site. The officials agree that it would be appropriate to sell the property at two-thirds market value (\$240,000). The selling price would be \$160,000, of which \$100,000 would go to the Kitsilano Community Center project and the remainder into a special account for further recreational, social or housing projects in Kitsilano.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 December 8, 1977

(VIII-2)

Clause No. 1 continued:

Messrs. J. McBride and M. Paul of the Nasaika Co-op were present.

The Co-op scheme is unique in that it proposes to build living accommodation in which a significant proportion of living space is shared.

A letter from Central Mortgage and Housing Corporation was noted, advising that the cost of the land will affect the average income required to make the Co-op viable. If the land is sold at full market value the average income would have to be approximately \$15,500. If a one-third write-down is applied the average income would be reduced to \$13,800.

Members of the Committee inquired what the income mix as well as household mix would be and requested details on the financing of the proposal. It was also indicated that two sketch plans of the accommodation would be useful; one indicating the shared accommodation proposal of the Co-op and the other indicating how it could be "convertable to a standard type building in case the Co-op folds or the living arrangements do not work", as requested by CMHC.

The City Manager noted that the residents nearby the proposed development have been notified by mail and will have an opportunity to register any concerns via the development permit process.

The Committee,

RECOMMENDED

THAT this matter be deferred to the next meeting of the Committee, at which time the Nasaika Co-op is requested to have available detailed information regarding income and housing mix and financing of the proposal.

2. Airport Planning Process

The Committee considered a report of the City Manager dated December 1, 1977 (copy circulated).

In the report the Director of Planning advises that following the publishing of the Airport Planning Committee Final Report in March 1976, it was agreed by most of the participants that consultation and planning should continue in some form on two different subject areas.

- (i) The Specific issue of controlling existing aviation noise. This can be separated from the third runway issue since whatever the decision on the runway matter, a new runway could not be operational for several years anyway.
- (ii) The general question of future airport development, which would include continuing discussion on the new runway issue, and development of other ground facilities.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 December 8, 1977

(VIII-3)

Clause No. 2 continued:

The desired consultation has not taken place on either subject area due largely to differences between the Canadian Air Transportation Administration of the Ministry of Transport (C.A.T.A.) and Vancouver Council on the issue of public participation.

The report outlines the participation processes that have been proposed and rejected by one party or another and recommends steps for a mutually acceptable process.

The Director of Planning suggests three alternatives for establishing a participatory process; and recommends:

- (1) That the City initiate a formal meeting of senior staff from Vancouver, Richmond, G.V.R.D., the Province, and C.A.T.A. to discuss proposals for establishing a participatory planning process to deal with the problems of existing aviation noise in the Vancouver region, and that the City invite all other interested parties to attend this meeting as non-participating observers, and to request those wishing to comment on the issues to contact Vancouver Planning Department staff separately at any time before or after the meeting.

Following this meeting, it is the intention of the Planning Department to present a further submission to Council containing recommendations arising from this meeting.

- (2) That without holding a preparatory meeting under the condition described in (1) above, the City now ask the Province, or the G.V.R.D., to initiate its own noise committee under the chairmanship of an impartial member of the G.V.R.D. Technical Planning Committee, to which it would invite representatives from Richmond, Vancouver, C.A.T.A., the Air Carriers, the Canadian Airline Pilots' Association, the Air Traffic Controllers, and all citizens of affected areas to participate fully.
- (3) That without holding a preparatory meeting under the conditions described in (1) above, the City now approach Richmond and the G.V.R.D. to jointly with Vancouver form a noise committee with full participation of those described above. This proposal was made by the 'Community Forum on Airport Development'.

The Committee,

RECOMMENDED

- A. THAT Alternative (1) contained in the report of the City Manager dated December 1, 1977 be adopted as a necessary first step to establishing a participatory process.
- B. THAT, since Vancouver has not yet made a submission on the Environmental Assessment Review Panel guidelines for the third runway, the City now send a statement

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 December 8, 1977

(VIII-4)

Clause No. 2 continued:

to the panel at this time recommending a more thorough re-examination of the question of need, inclusion of other major ground facilities in the assessment, and an opening of the study process to public involvement.

- C. THAT the City continue to abstain from participation in other airport development planning processes with C.A.T.A. until such time as provision has been made for participation of interested citizens, but that normal exchanges of information to be reinstated on the same open basis as now exists with virtually every other agency or citizen group. It would be clearly understood that the giving or receiving of information by staff should in no way be construed as endorsement of C.A.T.A. policies by the City. It would also be understood that information received by City staff would be considered public for those who are interested.

3. Harbour Park - Market Consultant's Report

The Committee considered a report of the City Manager dated November 28, 1977 (copy circulated) in which the Director of Planning provides a staff analysis (Planning, Engineering, Finance and Park Board) of the Consultant's Report entitled "Harbour Park, Development Alternatives" (on file in the City Clerk's office) and presents a range of economic alternatives upon which suitable design concepts could be prepared, recognizing objectives recommended by the joint Committees of Planning & Development and Transportation on November 3, 1977.

Mr. P. Boname, Urbanics Consultants Ltd. advised that he had been retained by the City of Vancouver to examine the market and economic implications of alternative development proposals for the Harbour Park site. The study principally examines three development alternatives for the site:

Scenario I - a low density sub-surface commercial development concept prepared by a member of the Planning Department, including a marina park, designed to preserve the view from Georgia Street. Concept does not appear to be economically feasible due to high costs inherent in the design and detrimental impact of non-visible commercial.

Scenario II - a low density development concept prepared by Urbanics including a marina, a park and a low-rise surface retail/office development located so as to minimize view obstruction from Georgia Street - intended to meet City objectives while recovering enough ground lease income to recover most City expenditures related to development of the site including the cost of all public amenities. By putting 40,000 square feet of specialty commercial uses, 20,000 square feet of institutional space and 40,000 square feet of luxury office on the site annual costs would be considerably less than in Scenario I - costs would still exceed revenue.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 December 8, 1977

(VIII-5)

Clause No. 3 continued:

Scenario III - a high density concept created by Urbanics including a marina, park, commercial development and high-rise condominium development - intended to demonstrate how the value of the return to the City from its land can be maximized while still achieving many of the City's objectives. This form of development would produce an annual surplus of revenues over costs and enables the City to recover its initial investment in the site.

Mr. Boname discussed assumptions and limiting conditions, one of the key assumptions being the re-negotiation of the National Harbours Board lease to \$1.00 per annum rather than \$70,000 per annum.

Mr. J. Coates, Central Area Planning, noted that the Consultant's analyses are preliminary due to time and fee constraints. It has been assumed that the City will pay for its share of site development and that any commercial development would be undertaken by the private developers.

The Planning Department has analyzed an additional three concepts amongst a spectrum of possible development scenarios:

Meadow - including existing 200 berth marina and parking, grass-only park, improved edge but no seawall. The concept meets most of the objectives. There is no recovery of the existing investment.

Marina/Meadow - including 350 berth marina, underground parking, good quality park and seawall. The City would not be able to recover additional capital investment unless there was surface parking - there would be minimal recovery of the existing investment with surface parking. The concept meets most of the objectives.

Scenario I (a) - this is a variation of Scenario I with 40,000 square feet of above ground retail commercial and 20,000 square feet of above ground institutional uses. The additional capital investment would only be recovered with surface parking as would minimal recovery of the existing investment.

Mr. Coates advised that two variations, surface parking and commercial use, compromise the City's view and use objectives as recommended by the joint Committees. The Task Force recommended that recessed surface parking and park, marina, institutional and related commercial uses would be considered compatible with the City's objectives.

The Committee reconsidered the recommendations of the joint Committees on Planning & Development and Transportation of November 3, 1977 (as contained in Appendix II of the City Manager's Report dated November 28, 1977 - attached). Council deferred consideration of these recommendations on November 8, 1977 pending receipt of a staff report on the Market Consultant's report.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 December 8, 1977

(VIII-6)

Clause No. 3 continued:

The Chairman advised that the Task Force had considered these recommendations and with respect to Recommendation B were divided as to whether the assumption -- "To recoup the City's original capital cost of the property should not be a major factor in planning for the site" -- should be approved. The Task Force sent this to the Committee for Consideration.

With respect to Recommendation D of the Joint Committees, the Task Force was notified that the Park Board on November 7, 1977 passed a resolution that no bus loop be allowed in Stanley Park. The Task Force therefore recommended that staff be instructed to investigate the options of leaving it in its present location at Chilco or relocating it to Denman Street.

Because there had been no presentation to the Park Board or Council on the proposal to relocate the bus loop into Stanley Park, the City Engineer was requested to discuss the various options for the location of the bus loop.

Mr. W. Curtis advised that if the Chilco loop were eliminated, the left turn from Georgia to Chilco would also be eliminated. The land at the Chilco loop would be handed over to the Park Board to add to Stanley Park. It would not be advantageous to have the bus loop at Denman and Georgia as the land would have to be reserved from the Harbour Park site, the distance into Stanley Park would be greater than most people are willing to walk and it would not be wise to locate a bus terminus at an intersection that has a high accident rate. If the bus loop was taken into the park to the existing overpass, the only land that may be required is land for a pullout/layover bay. The roadway under the overpass would have to be depressed. Any work within the Park would be done at the expense of the Provincial Government. The only disadvantage to going into the Park would be trolley wires but Mr. Curtis advised that B.C. Hydro is investigating flywheel buses whereby it would be possible to disconnect from and reconnect to electricity at the entrance to the Park. This would mean the wires may only be in the Park for 4 to 5 years.

The Committee directed the City Engineer to meet with the Park Board to make a detailed presentation.

Based on the deferred recommendations of the joint Committees on Planning and Development and Transportation dated November 3, 1977; the report of the City Manager dated November 28, 1977 containing recommendations of the Director of Planning; and the recommendations of the Task Force to Study Proposals on Stanley Park Entrance, Coal Harbour and Harbour Park; the Committee,

RECOMMENDED

- A. THAT the Consultant's report "Harbour Park Development Alternatives" be received.
- B. THAT the following objectives be approved; noting that further discussions and negotiations may lead to some modification:

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 December 8, 1977

(VIII-7)

Clause No. 3 continued:

- (i) The Harbour Park site (both the 3.4 acre site and the 10.6 acre site) should be retained primarily for public use and enjoyment. In order to achieve this objective it may be desirable to introduce limited but compatible operations.
 - (ii) There should be some marina and marine-oriented use.
 - (iii) Any development should respect and maintain to the greatest possible extent the views of the water from Georgia Street.
 - (iv) Additional City capital expenditures should be recoverable from the development package.
 - (v) A pedestrian waterfront walkway should be provided, together with other provisions for pedestrian traffic within the site. Consideration should be given to a pedestrian-separated facility across Georgia Street at Denman.
 - (vi) Provision should be made for waterfront transit connection to the Park.
 - (vii) The provision for a 12-foot widening strip previously approved by Council should not be lost, as it will facilitate future transit improvements, separation of Park and North Shore traffic and possible future aesthetic improvements such as centre boulevards.
 - (viii) If feasible, pedestrian traffic should be separated from motor vehicle traffic at Denman through grade separation.
 - (ix) Provision should be made for a waterfront walkway.
 - (x) If feasible, provision should be made to eliminate the transit turn to Chilco Loop, preferably by underpassing the Causeway at the existing underpass and thereby bringing transit much closer to the zoo and Theatre Under the Stars.
- C. THAT the following assumption be approved:
- "To recoup the City's original capital cost of the property should not be a major factor in planning for the site."
- D. THAT an updated information progress report be circulated to interested groups.
- E. THAT the Chilco loop be eliminated and replaced by a non-terminal turn around utilizing the existing overpass in Stanley Park and Alberni Street be utilized as access to the causeway; further that the City Engineer be directed to negotiate with the Department of Highways towards having these works done at the Provincial Government's expense as part of the causeway rebuilding.
- F. THAT after a concept for the development of Harbour Park has been selected and a scheme is being prepared, the City Engineer in consultation with the Director of Planning, prepare proposals for the following improvements to be integrated with the design and implementation of the Harbour Park development:

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 December 8, 1977

(VIII-8)

Clause No. 3 continued:

- (i) Provision of transit access to the Park along the waterfront;
 - (ii) Better separation of Park and Causeway traffic;
 - (iii) Possible connection to Alberni Street;
 - (iv) Exclusive transit lane provision;
 - (v) If feasible, grade separation of pedestrian and vehicular traffic in the area between Cardero and Stanley Park;
 - (vi) Possible provision of a centre boulevard along Georgia Street approaching the Park or other similar street improvement.
- G. THAT recessed surface parking and park, marina, institutional and related commercial uses be considered compatible with the City's objectives.
- H. THAT an interim meadow/marina scenario be selected based on approved development objectives as a general guideline for detailed staff recommendations.
- I. THAT immediate discussion with the National Harbours Board or possible lease negotiation on land and water uses be reopened on the basis of the interim meadow/marina scenario.
- J. THAT the Director of Planning, Director of Finance, and City Engineer, in consultation with the Superintendent of Parks, be instructed to recommend a phased development proposal, including an appropriate process for proceeding to development.
- K. THAT Mr. P. Boname, Urbanics Consultants Ltd., be requested to work with staff on the phased development proposal; the City Manager to report to Council, terms of reference and source of funds for this further work.

(Alderman Harcourt wished to be recorded as opposed to Recommendation C.)

Alderman Brown and Alderman Gibson wished to be recorded as opposed to Recommendation E.)

The meeting adjourned at approximately 4:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 745 & 746
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